



Our Ref: P1763/jh
Date: 23rd March 2023

Grosvenor House
75-76 Francis Road
Edgbaston
Birmingham B16 8SP

The Planning Inspectorate
3D Eagle Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

T 0121 455 9455
F 0121 455 6595

Dear Sir/Madam

Application ERE/0722/0038
Documents not seen by the Local Planning Authority
Land NorthWest of 1 To 12 Twelve Houses, Sowbrook Lane, Stanton By Dale,
Derbyshire

This letter has been prepared in support the appeal submission against Erewash Borough Council's decision to refuse the above planning application. With this appeal we have submitted an amendment access drawing to address comments received from the Local Highway Authority and we write to request that the Inspector accepts these amended drawings (ref. 450-TA10B-Proposed Site Access and TA13A-Proposed Access of Ilkeston Road).

The original access drawing (ref. 450-TA10-Proposed Site Access) was submitted with the planning application on the 4th July 2022.

The comments from the Local Highway Authority were received on the 27th September 2022. At this time, we were also informed by the planning officer that the application would be heard at committee on the 12th October 2022. A request was made for more time to address the comments in this and other consultation responses before the application was considered at committee, however, this request was denied.

In accordance with guidance set out in Annex M of the Planning Appeals Procedural Guide, we have had consideration to the Wheatcroft Principle and undertook a 2-week public consultation, in order to *not deprive those who should have been consulted on the changed development the opportunity of such consultation*.

The letter in Appendix 1 and the revised access drawings in Appendix 2 were sent to all the consultees and local residents who were part of the original application on the 13th February

BIRMINGHAM
0121 455 9455

NOTTINGHAM
0115 947 6236

STOKE-ON-TRENT
01782 272555

WORCESTER
01905 22666



RTPI
mediation of space - making of place



2023, asking them to comment on the changes by the 27th February 2023. A schedule of consultees and local residents contacted can be found in Appendix 3.

During the two-week consultation we received a total of 8 responses. These recipients confirmed that their comments had not changed as a result of the amendments. Copies of the full responses received are provided in Appendix 4.

Due to the minor nature of the proposed amendments and through undertaking a further public consultation, we believe we have taken reasonable endeavours to ensure that no one has been prejudiced by these changes and we respectfully request that the Inspector accepts the amended access drawing as part of the appeal submission.

If you wish to discuss this matter further please do not hesitate to contact me on my details provided below, otherwise we look forward to receiving confirmation as to whether the Inspector has accepted the amended drawing as part of this appeal.

Yours faithfully

A handwritten signature in black ink, appearing to be 'JH', with a stylized flourish at the end.

Josie Hobbs BSc (Hons) MRICS
Planning and Development Surveyor
MOB: 07436 201034
josie.hobbs@harrislamb.com

APPENDIX 1 Consultation Letter

Our Ref: P001ee/SS/hr
Date: 13th February 2023

Grosvenor House
75-76 Francis Road
Edgbaston
Birmingham B16 8SP

T 0121 455 9455
F 0121 455 6595

Dear Sir/Madam

RE: ERE/0722/0038 – Outline Application for up to 196 dwellings with all matters reserved other than the means of access

We write in relation to the above planning application which was refused by Erewash Borough Council on 13 October 2022.

The Applicant is preparing an appeal against this decision and as part of this they are addressing some of the matters raised by the Council for which they were not given the opportunity to do so during the application process. This includes some minor tweaks to pick up on the more detailed comments received on the access designs.

The design of the two access points to the site are being considered in full through this outline application and the purpose of writing to you is to provide you with the opportunity to review the changes to the access design and to provide any additional comments relating to these changes. We will then forward these comments to the Planning Inspector for their consideration.

Can you please send any comments you have to josie.hobbs@harrislamb.com by Monday 27th February.

For your information, the Council will be issuing a further consultation to notify you of the appeal once it has been validated and this will give you the opportunity to make comments on our full appeal submission.

Yours faithfully



**Sam Silcocks BSc (Hons) MA MRTPI
Director**

sam.silcocks@harrislamb.com

DIRECT DIAL: 0121 213 6003

Mobile: 07827 313543

Encs

BIRMINGHAM
0121 455 9455

NOTTINGHAM
0115 947 6236

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01782 272555

WORCESTER
01905 22666



APPENDIX 2 – Amended Access Drawings



Proposed ghost island right turn site access arrangement along Sowbrook Lane. The main road alignment has been widened to an overall width of 10m across 3 three lanes, and tapers 1 in 20 towards the development side of the main carriageway.

- Notes:
- Based on Topographical Survey by JPP, project number 23775, drawing number 01 dated September 2021.
 - Based on Ordnance Survey Mapping ©Crown Copyright and database rights 2022 OS AC0000849896

- Key
- Site Boundary = 103,431m² (10.343 ha)
 - Extent of Existing Water Features (OS Data)
 - Highway Boundary Extent (Based on Topographical Survey)



T: 01604 340544 Northampton Office
E: info@mac-ltd.co.uk W: mac-ltd.co.uk
Martin Andrews Consulting Ltd

- Transport Assessments
- Flood Risk Assessments
- Highway Advice
- Access Design
- Drainage Strategies
- Vehicle tracking

Client: Wulff Asset Management Limited		Project: Sowbrook Lane Ilkeston	
Title: Proposed Access off Sowbrook Lane	Date: 06.01.22		Drw: SH
	Scale: 1:500		Chk: MJA
	Size: A1		
Drawing No: 450-TA10		Revision: B	



- Notes:
- Based on Topographical Survey by JPP, project number 23775, drawing number 01 dated September 2021.
 - Based on Ordnance Survey Mapping ©Crown Copyright and database rights 2022 OS AC0000849896
 - Any vegetation within the visibility splay to be trimmed back and maintained so as to be outside of the visibility splay requirement.

- Key
- Site Boundary = 103,431m² (10.343 ha)
 - Extent of Existing Water Features (OS Data)
 - Highway Boundary Extent (Based on Topographical Survey)

MAC
T: 01604 340544 Northampton Office
E: info@mac-ltd.co.uk W: mac-ltd.co.uk
Martin Andrews Consulting Ltd

- Transport Assessments
- Flood Risk Assessments
- Highway Advice
- Access Design
- Drainage Strategies
- Vehicle tracking

Client: Wulff Asset Management Limited		Project: Sowbrook Lane Ilkeston	
Title: Proposed Access off Ilkeston Road	Drawing No: 450-TA13		Date: 31.01.23
			Drw: SH
			Chk: MJA
		Revision: A	Scale: 1:500
			Size: A1

APPENDIX 3 – Schedule of Local Residents and Consultees Contacted

Ilkeston Consultees

Consultee	
Ward Councillors (Cllr L Frudd, Cllr J Frudd & Cllr S Green)	john.frudd@erewash.gov.uk linda.frudd@erewash.gov.uk
Stanton by Dale Parish Council	clerk@stantonbydaleparishcouncil.org.uk
DCC Archaeologist	Reuben Thorpe (Place) Reuben.Thorpe@derbyshire.gov.uk
DCC Highways	Sue Highley (Place) Sue.Highley@derbyshire.gov.uk
DCC Public rights of way	eteprow@derbyshire.gov.uk
DCC S106 contributions	Dane Handley Parkin (Place) Dane.HandleyParkin@derbyshire.gov.uk
DCC Flood Team	James Browne (Place) James.Browne@derbyshire.gov.uk
Erewash Borough Council Environmental Protection	Lucy.withers@erewash.gov.uk
Erewash Borough Council Greenspace and Street Scene	parks@erewash.gov.uk
Erewash Borough Council Housing Strategy Officer	Tessa Paul Tessa.Paul@erewash.gov.uk
Erewash Borough Council Planning Policy	Adam.Reddish@erewash.gov.uk
Erewash Borough Council Tree Officer	Jaimey.Richards@erewash.gov.uk
Erewash Borough Council's Heritage Consultant	Tim.Murphy@essex.gov.uk
Derbyshire Wildlife Trust	planning@derbyshirewt.co.uk
Environment Agency	Planning, Lower Trent planning.trentside@environment-agency.gov.uk
Safer Derbyshire	Beswick, Keith, 17000 keith.beswick@derbyshire.police.uk
Coal Authority	planningconsultation@coal.gov.uk
Severn Trent Water	Planning.APEast@severntrent.co.uk
Western Power Distribution	wpdwayleavesmidlands@westernpower.co.uk
Representations	
1 Twelve Houses, Sowbrook Lane	1 Twelve Houses New Stanton Stanton-by-Dale ILKESTON DE7 4QX
2 Twelve Houses, Sowbrook Lane	2 Twelve Houses New Stanton Stanton-by-Dale ILKESTON DE7 4QX
3 Twelve Houses, Sowbrook Lane	3 Twelve Houses New Stanton Stanton-by-Dale ILKESTON DE7 4QX

4 Twelve Houses, Sowbrook Lane	4 Twelve Houses New Stanton Stanton-by-Dale ILKESTON DE7 4QX
5 Twelve Houses, Sowbrook Lane	5 Twelve Houses New Stanton Stanton-by-Dale ILKESTON DE7 4QX
6 Twelve Houses, Sowbrook Lane	6 Twelve Houses New Stanton Stanton-by-Dale ILKESTON DE7 4QX
7 Twelve Houses, Sowbrook Lane	7 Twelve Houses New Stanton Stanton-by-Dale ILKESTON DE7 4QX
8 Twelve Houses, Sowbrook Lane	8 Twelve Houses New Stanton Stanton-by-Dale ILKESTON DE7 4QX
9 Twelve Houses Sowbrook Lane	9 Twelve Houses New Stanton Stanton-by-Dale ILKESTON DE7 4QX
10 Twelve Houses, Sowbrook Lane	10 Twelve Houses New Stanton Stanton-by-Dale ILKESTON DE7 4QX
11 Twelve Houses, Sowbrook Lane	11 Twelve Houses New Stanton Stanton-by-Dale ILKESTON DE7 4QX
12 Twelve Houses, Sowbrook Lane	12 Twelve Houses New Stanton Stanton-by-Dale ILKESTON DE7 4QX
15 Windsor Crescent	15 Windsor Crescent ILKESTON DE7 4HD
22 Windsor Crescent	22 Windsor Crescent ILKESTON DE7 4HE

27 Windsor Crescent	27 Windsor Crescent ILKESTON DE7 4HD
59 Windsor Crescent	59 Windsor Crescent ILKESTON DE7 4HD
39 Wirksworth Road	39 Wirksworth Road ILKESTON DE7 4GN
Clayworth Cottage, Little Hallam Hill	Clayworth Cottage Little Hallam Hill ILKESTON DE7 4LY
7 Lock Close	7 Lock Close ILKESTON DE7 4HG
15 Windermere Avenue	15 Windermere Avenue ILKESTON DE7 4FR
17 Windermere Avenue	17 Windermere Avenue ILKESTON DE7 4FR
129 Kenilworth Drive	129 Kenilworth Drive ILKESTON DE7 4EX
36 Westwick Street	36 Westwick Street ILKESTON DE7 5AW
160 St Norbert Drive	160 St. Norbert Drive ILKESTON DE7 4EN
195 St Norbert Drive	195 St. Norbert Drive ILKESTON DE7 4EQ
13 Longfield Lane	1 Longfield Lane ILKESTON DE7 4DX
Moorfield Farm Barn Hixons Lane	Moorfield Farm Barn Hixons Lane Dale Abbey ILKESTON DE7 4PG
140 Longfield Lane	140 Longfield Lane ILKESTON DE7 4DB
92 Corporation Road	92 Corporation Road ILKESTON DE7 4AX
87 Oliver Road	87 Oliver Road ILKESTON DE7 4JY

12 Tilton Grove	12 Tilton Grove ILKESTON DE7 4GR
4 Westfield Close	4 Westfield Close ILKESTON DE7 4JT
40 Godfrey Drive	40 Godfrey Drive ILKESTON DE7 4HN

APPENDIX 4 - Responses Received

Josie Hobbs

Subject: FW: [External] P001ee: ERE/0722/0038 – Outline Application for up to 196 dwellings with all matters reserved other than the means of access

From: The Coal Authority-Planning <TheCoalAuthority-Planning@coal.gov.uk>

Sent: Tuesday, February 14, 2023 3:24 PM

To: Sam Silcocks <sam.silcocks@harrislamb.com>

Subject: RE: [External] P001ee: ERE/0722/0038 – Outline Application for up to 196 dwellings with all matters reserved other than the means of access

Good afternoon,

Thank you for your email.

At this stage the Coal Authority are unable to comment any further in relation to the above. However, we may provide further comments if requested to do so by the Local Planning Authority or the Inspector once the appeal is in progress.

Many thanks



The Coal Authority

Sophie Cleaver

Registration Process Co-ordinator – Planning & Development Team

T : (01623) 637 119

E : planningconsultation@coal.gov.uk

W: gov.uk/government/organisations/the-coal-authority

My pronouns are: she / her

How to pronounce my name (phonetic spelling): So-fee Clee-ver

From: Helen Ram <helen.ram@harrislamb.com> **On Behalf Of** Sam Silcocks

Sent: 13 February 2023 14:12

To: The Coal Authority-Planning <TheCoalAuthority-Planning@coal.gov.uk>

Cc: Josie Hobbs <josie.hobbs@harrislamb.com>

Subject: [External] P001ee: ERE/0722/0038 – Outline Application for up to 196 dwellings with all matters reserved other than the means of access

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Dear Sirs,

Please find attached our letter together with enclosures in relation to the above for your attention.

Yours faithfully,

Sam Silcocks BSc (Hons) MA MRTPI

Director - Planning

DDI 0121 213 6003

SWITCHBOARD 0121 455 9455

MOBILE 07827 343 543

EMAIL sam.silcocks@harrislamb.com



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Josie Hobbs

Subject: FW: P001ee: ERE/0722/0038 – Outline Application for up to 196 dwellings with all matters reserved other than the means of access

From: Lucy Withers <Lucy.Withers@erewash.gov.uk>
Sent: Wednesday, February 15, 2023 10:54 AM
To: Sam Silcocks <sam.silcocks@harrislamb.com>
Cc: James Grundy <James.Grundy@erewash.gov.uk>
Subject: RE: P001ee: ERE/0722/0038 – Outline Application for up to 196 dwellings with all matters reserved other than the means of access

FAO Sam Silcocks

Further to your recent email, the revised plans do not provide any further clarification with respect to the points raised within our previous response so our comments would be unchanged from that provided within our initial consultation response dated 11th August 2022.

If you require anything further, please do not hesitate to contact me.

Kind regards

Lucy

Lucy Withers

Contaminated Land Officer
Tel 0115 850 8311
Erewash Borough Council
Environmental Health
Merlin House, Merlin Way. Ilkeston, DE7 4RA
Website www.erewash.gov.uk

Please note that I currently work part time Wednesday to Fridays as a job share, all enquires relating to contaminated land matters should be forwarded to contaminatedland@erewash.gov.uk

From: Helen Ram <helen.ram@harrislamb.com> **On Behalf Of** Sam Silcocks
Sent: 13 February 2023 14:33
To: Lucy Withers <Lucy.Withers@erewash.gov.uk>
Cc: Josie Hobbs <josie.hobbs@harrislamb.com>
Subject: P001ee: ERE/0722/0038 – Outline Application for up to 196 dwellings with all matters reserved other than the means of access

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Dear Ms Withers,

Further to our email that was sent to you earlier today (attached), we note that we had inadvertently omitted to attach the plans referred to (now attached to this email) and apologise for the oversight.

Yours sincerely,

Sam Silcocks BSc (Hons) MA MRTPI

Director - Planning

DDI 0121 213 6003

SWITCHBOARD 0121 455 9455

MOBILE 07827 343 543

EMAIL sam.silcocks@harrislamb.com



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Josie Hobbs

From: Planning, Lower Trent <planning.trentside@environment-agency.gov.uk>
Sent: 20 February 2023 10:31
To: Sam Silcocks
Cc: Josie Hobbs
Subject: RE: P001ee: ERE/0722/0038 – Outline Application for up to 196 dwellings with all matters reserved other than the means of access

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sir / Madam,

The Environment Agency made no objections to the original application, and our comments were not included in the reasons for given for rejection in the decision notice. Therefore we will not be making any new comments on this appeal. Our previous comments, issued remain relevant.

Regards,

Munashe Mavunga

Planning Advisor, Sustainable Places - Planning Team

✉ Munashe.Mavunga@environment-agency.gov.uk

Environment Agency | Trentside Offices | Scarrington Road | West Bridgford | NOTTINGHAM | NG2 5FA

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From: Helen Ram <helen.ram@harrislamb.com> **On Behalf Of** Sam Silcocks
Sent: 13 February 2023 13:00
To: Planning, Lower Trent <planning.trentside@environment-agency.gov.uk>
Cc: Josie Hobbs <josie.hobbs@harrislamb.com>
Subject: P001ee: ERE/0722/0038 – Outline Application for up to 196 dwellings with all matters reserved other than the means of access

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Dear Sirs,

Please find attached our letter together with enclosures referred to in respect of the above for your attention.

Yours faithfully,

Sam Silcocks BSc (Hons) MA MRTPI
Director - Planning

DDI 0121 213 6003

SWITCHBOARD 0121 455 9455

MOBILE 07827 343 543

EMAIL sam.silcocks@harrislamb.com



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Josie Hobbs

From: Sam Silcocks
Sent: 13 February 2023 22:48
To: Tim Murphy - Historic Environment Manager
Cc: Josie Hobbs
Subject: RE: P001ee: ERE/0722/0038 – Outline Application for up to 196 dwellings with all matters reserved other than the means of access

Hi Tim

Thanks for responding. Appreciate you have an arrangement with EBC and that the changes do not impact on your previous comments. However, we needed to cover everyone for completeness.

Best

Sam Silcocks BSc (Hons) MA MRTPI
Director - Planning
DDI 0121 213 6003
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EMAIL sam.silcocks@harrislamb.com

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From: Tim Murphy - Historic Environment Manager <Tim.Murphy@essex.gov.uk>
Sent: 13 February 2023 19:52
To: Sam Silcocks <sam.silcocks@harrislamb.com>
Cc: Josie Hobbs <josie.hobbs@harrislamb.com>
Subject: RE: P001ee: ERE/0722/0038 – Outline Application for up to 196 dwellings with all matters reserved other than the means of access

Dear Sam

Thanks for email. Please contact Erewash direct rather than myself. EBC can consult me as required.

Kind Regards

Tim

Tim Murphy IHBC MCifA
Historic Environment Manager
Tel: 0333 032 0847
Mobile: 07738 886108
email: tim.murphy@essex.gov.uk
web: www.placeservices.co.uk



From: Helen Ram <helen.ram@harrislamb.com> **On Behalf Of** Sam Silcocks
Sent: 13 February 2023 14:37
To: Tim Murphy - Historic Environment Manager <Tim.Murphy@essex.gov.uk>
Cc: Josie Hobbs <josie.hobbs@harrislamb.com>
Subject: P001ee: ERE/0722/0038 – Outline Application for up to 196 dwellings with all matters reserved other than the means of access

CAUTION: This is an external email.

Dear Mr Murphy,

Further to our email that was sent to you earlier today (attached), we note that we had inadvertently omitted to attach the plans referred to (now attached to this email) and apologise for the oversight.

Yours sincerely,

Sam Silcocks BSc (Hons) MA MRTPI
Director - Planning

DDI 0121 213 6003
SWITCHBOARD 0121 455 9455
MOBILE 07827 343 543
EMAIL sam.silcocks@harrislamb.com

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Josie Hobbs

From: Sam Silcocks
Sent: 13 February 2023 15:10
To: James Browne (Place)
Cc: Josie Hobbs
Subject: RE: P001ee: ERE/0722/0038 – Outline Application for up to 196 dwellings with all matters reserved other than the means of access

Thanks for coming back to me James

And you have. Appreciate this does not change your position, but we need to consult everyone for completeness.

Best

Sam Silcocks BSc (Hons) MA MRTPI
Director - Planning

DDI 0121 213 6003

SWITCHBOARD 0121 455 9455

MOBILE 07827 343 543

EMAIL sam.silcocks@harrislamb.com

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From: James Browne (Place) <James.Browne@derbyshire.gov.uk>
Sent: 13 February 2023 15:08
To: Sam Silcocks <sam.silcocks@harrislamb.com>
Cc: Josie Hobbs <josie.hobbs@harrislamb.com>
Subject: RE: P001ee: ERE/0722/0038 – Outline Application for up to 196 dwellings with all matters reserved other than the means of access

Hi Sam

I believe we have already made comments on this application and the attached plans do not change our position. Please see attached our full response to EBC.

Please see attached.

James Browne | MEng

Flood Risk Management

PLACE | Derbyshire County Council
County Hall, Matlock, Derbyshire, DE4 3AG
T 01629 539684 M 07812 472970
E James.Browne@derbyshire.gov.uk

www.derbyshire.gov.uk/environment/flooding/strategy

Advanced Notice

please forward all emails to flood.team@derbyshire.gov.uk after the 8th of March as I will be leaving the authority on this date.

Annual leave from the 25th of February – 7th of March

River Basin District Draft Flood Risk Management Plans 2021 to 2027

The public consultation on the Environment Agency's draft Flood Risk Management Plans ends 21st January 2022.

[Provide your views either online or through a downloadable response form.](#)

From: Helen Ram <helen.ram@harrislamb.com> **On Behalf Of** Sam Silcocks

Sent: 13 February 2023 14:56

To: James Browne (Place) <James.Browne@derbyshire.gov.uk>

Cc: Josie Hobbs <josie.hobbs@harrislamb.com>

Subject: P001ee: ERE/0722/0038 – Outline Application for up to 196 dwellings with all matters reserved other than the means of access

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Dear Mr Browne,

Further to our email that was sent to you earlier today (attached), we note that we had inadvertently omitted to attach the plans referred to (now attached to this email) and apologise for the oversight.

Yours sincerely,

Sam Silcocks BSc (Hons) MA MRTPI
Director - Planning

DDI 0121 213 6003

SWITCHBOARD 0121 455 9455

MOBILE 07827 343 543

EMAIL sam.silcocks@harrislamb.com

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CONTROLLED

Josie Hobbs

From: syson551@sky.com
Sent: 19 February 2023 12:01
To: Josie Hobbs
Cc: enquiries@erewash.gov.uk
Subject: RE: ERE/0722/0038 Application for 196 dwellings off Sow Brook Lane

Follow Up Flag: Follow up
Flag Status: Completed

Dear Sam and Josie,

In reference to RE: ERE/0722/0038 for the application to build 196 dwellings off Sow Brook Lane Ilkeston.

Thank you for your correspondence outlining your proposal for two access points onto the new proposed housing site.

When your original proposal was put forward to Erewash Borough Council, the council allowed people to put forward any concerns regarding the proposed dwellings, I was one of those that e-mailed the council objecting to this plan.

The reasons that I am opposing your planned development are for the following reasons:

1. Environment: Loss of green-belt country side.
2. Noise: Increase of noise levels from traffic.
3. Increased pollution: Increased traffic pollutants.
4. Wildlife: Destruction of wildlife habitats.
5. Loss of farming land.
6. Congestion: Increase of traffic around that area.
7. Infrastructure: No supporting infrastructure regarding doctors, dentists and schools.

Those are the reasons that I am objecting to the proposed plan.

There has been housing developments in and around Ilkeston which has resulted in the loss of green belt land and has caused problems that relates to the above numbered points above.

Yours Faithfully,

Mr Stephen Syson.

Josie Hobbs

Subject: FW: P001ee: ERE/0722/0038 – Outline Application for up to 196 dwellings with all matters reserved other than the means of access

From: clerk@stantonbydaleparishcouncil.org.uk <clerk@stantonbydaleparishcouncil.org.uk>

Sent: Wednesday, March 8, 2023 2:54 PM

To: Sam Silcocks <sam.silcocks@harrislamb.com>

Subject: RE: P001ee: ERE/0722/0038 – Outline Application for up to 196 dwellings with all matters reserved other than the means of access

Dear Sam,

Stanton by Dale Parish Council remain in objection to this site being developed.

Kind regards

Faye Simnett
Clerk & Responsible Financial Officer
Stanton by Dale Parish Council
6 Oak Road
Thulston
Derbyshire
DE72 3EW

Tel: 01332 755677

-----Original Message-----

From: "Sam Silcocks" <sam.silcocks@harrislamb.com>

Sent: Monday, February 13, 2023 2:49pm

To: "clerk@stantonbydaleparishcouncil.org.uk" <clerk@stantonbydaleparishcouncil.org.uk>

Cc: "Josie Hobbs" <josie.hobbs@harrislamb.com>

Subject: P001ee: ERE/0722/0038 – Outline Application for up to 196 dwellings with all matters reserved other than the means of access

Dear Sirs,

Further to our email that was sent to you earlier today (attached), we note that we had inadvertently omitted to attach the plans referred to (now attached to this email) and apologise for the oversight.

Yours faithfully,

Sam Silcocks BSc (Hons) MA MRTPI
Director - Planning

DDI 0121 213 6003

SWITCHBOARD 0121 455 9455

MOBILE 07827 343 543

EMAIL sam.silcocks@harrislamb.com

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Josie Hobbs

From: Beswick, Keith, 17000 <keith.beswick@derbyshire.police.uk>
Sent: 23 February 2023 12:03
To: Josie Hobbs
Subject: FW: P001ee: ERE/0722/0038 - Outline Application for up to 196 dwellings with all matters reserved other than the means of access
Attachments: Letter to Derbyshire Police dated 13.02.2023.pdf; 450-TA10B-Proposed Site Access.pdf; 450-TA13A-Proposed Access off Ilkeston Road.pdf
Follow Up Flag: Follow up
Flag Status: Completed

Good morning Josie,

Thanks for sending notification of this appeal.

There were no objections from us in relation to the outline application.
Comments were general and related to future detail.
Having looked at the refusal notice of 13.10.22, none of the reasons for refusal are related to matters of crime or disorder, so in this context I wouldn't have anything to add at this stage.

On a point of administration, I'm not a Police Constable as indicated within Sam's letter, just plain Mr.

Regards

Keith Beswick Ad Cert ED&CP, LCGI
Force Designing Out Crime Officer
Partnerships, Prevention and Collaboration
Derbyshire Constabulary Headquarters
Butterley Hall, Ripley, Derbyshire, DE5 3RS
Tel: 07841 948560 (Internal 737 0565)
E-mail: keith.beswick@derbyshire.police.uk
Web: <http://www.derbyshire.police.uk>



From: Helen Ram <helen.ram@harrislamb.com> **On Behalf Of** Sam Silcocks
Sent: 13 February 2023 14:09
To: Beswick, Keith, 17000 <keith.beswick@derbyshire.police.uk>
Cc: Josie Hobbs <josie.hobbs@harrislamb.com>
Subject: P001ee: ERE/0722/0038 – Outline Application for up to 196 dwellings with all matters reserved other than the means of access

Dear Mr Beswick,

Please find attached our letter together with enclosures in relation to the above for your attention.

Yours sincerely,

Sam Silcocks BSc (Hons) MA MRTPI

Director - Planning

DDI 0121 213 6003

SWITCHBOARD 0121 455 9455

MOBILE 07827 343 543

EMAIL sam.silcocks@harrislamb.com

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