

Appendix D

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From: [REDACTED]

Sent: 07 June 2023 19:17

To: [REDACTED]

Subject: Fwd: Land at Ilkeston Road / Sowbrook Lane, Ilkeston - pre-consultation.

[REDACTED]

[REDACTED]

Date: Sun, 17 Apr 2022, 15:25

Subject: Land at Ilkeston Road / Sowbrook Lane, Ilkeston - pre-consultation.

[REDACTED]

[REDACTED]

Thank you for the opportunity to provide views / be involved with the pre-consultation regarding the proposed residential development at New Stanton.

Having lived in the area for over 20 years, I know the local area quite well, the benefits, opportunities and local issues.

Having attended the recent Erewash Borough Council meeting concerning the Revised Local Plan and Core Strategy Review, I understand this development land is earmarked to be reclassified as green belt as an offset for green belt removed with the proposed Kirk Hallam southern extension and access road. This area is not classified as land available for housing development in the existing or replacement local plan.

In my opinion I do not classify this site as 'brownfield', which is possibly an intention by highlighting the abandoned mine shaft / bell pits on the site, these could be Roman, medieval or later. This site has been fields and latterly agricultural land since the 1840's according to historic mapping and aerial photography. The hedgeline bounding Ilkeston Road is likely to be in excess of 100 years old and should be retained as suggested in your Indicative Masterplan. The hedgeline running east - west within site should also be considered for retention. In particular any mature trees.

There are a number of planning applications currently being considered for and around the Stanton Ironworks Regeneration site. These and the local plan state that the local road junctions and roads are close to failure and infrastructure works will be required to alleviate future traffic volumes. This development site has not been considered in these calculations. Further development will exacerbate the situation. As a local resident I would argue that current highway provision is inadequate for the following reasons:

Ilkeston Road has pinchpoints which require HGV's to mount the verge and pavement to pass. This

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occurs along Ilkeston Road where the proposed housing will front. The added issue with this, is the majority of these HGV's are carrying waste materials which are regularly deposited on the highway and adjacent land. These vehicles mounting and discounting the curbs creates local noise and vibration which will affect the properties fronting Ilkeston Road. Setting the houses well back from Ilkeston Road with a substantial green screen would alleviate noise and road pollution (and prevent overshadowing should the 23m high warehouse be built to the east of the site on the other side of Ilkeston Road).

Traffic is regularly (daily) is at a standstill on Lows Lane, Sowbrook Lane, Ilkeston Road, Quarry Hill, Little Hallam (Stanton Road) and at the junction in Sandiacre.

Footway (and multiuser) provision in the local area is inadequate. There is no safe pedestrian or cycle route over the Nutbrook Trail therefore there is no sustainable transport method available for those on the development site to visit Ilkeston. The development and existing highway infrastructure therefore requires households to have motorised transport.

The footway along Sowbrook Lane from Twelve Houses to Kirk Hallam is of insufficient width (less than 1m wide in places) as is the footway along Ilkeston Road to enable safe pedestrian access. The road is 40mph with high volumes of traffic.

Bus provision is inadequate. The Stanton by Dale 14 runs sporadically and not at hours conducive to standard employment hours.

There is no safe pedestrian route into Sandiacre via Lows Lane due to poor quality footway provision and a pinchpoint at the road bridge within Stanton Works (footway width less than 1m).

Non-vehicular access to Stanton by Dale village is currently difficult as the direct route, Stanton by Dale Footpath No. 18 is obstructed.

No consideration has been taken regarding the Kirk Hallam Access Road which will exit / enter near to the site.

My concern is that point 19 (Tree Lined Avenue) will become a short cut and alternative for vehicles trying to avoid the awkward New Stanton (Twelve Houses) j road junction. Perhaps, a direct route through the site should exist with housing away from it, not fronting it. (See nearby Kirk Hallam Relief Road proposal and Core Strategy Review for local proposed highway amendments).

I welcome the green infrastructure (retained hedges, circular pedestrian route, and access) provision. I am pleased to see that approximately 44% of the site would be retained as green space. However, the quality of this green space is important.

Currently the site is a swallow, swift, housemartin and bat feeding ground. During imposed years of set-aside as required by the previous landowner Stanton Ironworks, lapwings nested on the site. It is a hunting ground for barn owl, buzzards, kestrel and sparrow hawk. Skylarks are currently nesting on the site.

The site is home and / or hunting ground to fox, badger, hedgehog and stoat. As the development site has remained fallow for many years, it will have a higher species count and is of greater value to wildlife than agricultural land.

I would like to see the existing informal footpath (20) formalised and added to the Derbyshire County Council Definitive Map. It is a well used route, used for many years.

Point 10 is not a formalised public right of way (though it may be an unrecorded right of way) so this would require formalising if there was to be access from the development onto it.

18 is a public footpath. In the interests of safety, provision may be required to prevent access from

the development over the sluice (former lock) area on the Nutbrook Canal to this footpath.

It is a shame the outlook over the Nutbrook Canal and ponds cannot be better utilised with respect to the housing provision.

I would not consider this an 'edge of settlement location'. It is immediately surrounded on most sides by agricultural or wildlife rich land. It is in essence a satellite location standing apart from local urban areas and town and village centres.

Please be mindful that there are a number of permitted waste sites near to the site. These sites generally work *outside and beyond* their permissions and can be both noisy and produce emissions. The development site is upwind of these sites, although their vehicles will pass the edge of the development (and probably use internal roads as a shortcut). I recommend viewing the applications and enforcement notices for Stanton Recycling, Wards Recycling, Johnson's Aggregates as a minimum. The output (sound, dust, transportation) from these companies will need to be mitigated to ensure residents are not adversely affected.

There is no indication within the proposal that these houses are affordable to 'local families and younger people'. Will there be properties available for rent or below the £150,000 purchase price? There is low cost housing available within Ilkeston (possibly also low quality) and I am aware of a number of under-used development sites and individual properties within the local area. As such I am unsure whether this development would assist in meeting the local area's housing needs.

The indicative masterplan shows the planting along Sowbrook Lane (where the electricity cable is sited) is to be retained. This will afford the Grade II Listed Twelve Houses (<https://historicengland.org.uk/listing/the-list/list-entry/1329236?section=official-list-entry>) a measure of independence from this adjacent development and maintain (to some degree) their isolated setting. This is favoured.

I hope there will be provision for electricity generation on the site- rooftop solar photovoltaic or solar thermal.

A New Stanton Village Green would be a welcome addition to the development. The Open Spaces Society are actively encouraging public space to be classified and protected as Village Greens.

Depending on the size of gardens some allotment provision would be welcomed (Stanton by Dale village residents are keen on securing allotment space).

Whilst I would prefer the open aspect outlook of field and hedging as exists at present, I appreciate the proposed development has been designed sympathetically. However, in my opinion other brownfield sites should be utilised in advance of this site (Oakwell Brickworks, Stanton South). My main concern is the local Stanton area will end up with multiple piecemeal developments, no added local services, inadequate infrastructure upgrades and the existing (problematic) brownfield sites remain undeveloped. With the number of developments (industrial and housing) proposed for this area a joined up scheme is necessary. My hope is Erewash Borough Council / Derbyshire County Council will take a lead on this.

Thank you for your time. If you require any additional information please do not hesitate to contact me.



