




Email: 

FAO: 
Planning Inspectorate



07 June 2023

**Re ERE/0722/0038 Request for planning permission for up to 196 houses at
Land North West Of 1 To 12 Twelve Houses Sowbrook Lane, Stanton By
Dale Derbyshire**

Appeal Reference APP/N1025/W/23/3319160

Dear Planning Inspectorate

I wish to appeal the application for the building of up to 196 houses as specified under application **ERE/0722/0038**.

My reasons are as follows:

The additional housing on this site will impact the traffic coming through the village of Stanton-By-Dale. The traffic that is already coming through the village (both in and out of it) is already extremely heavy and will be made worse by a realistic additional 3-400 vehicles created by the new major housing development. This does not include delivery vehicles to the new housing once it is built. The village is already used as a quicker route to Derby, Long Eaton and Nottingham, as well as to Junction 25 of the M1 and it is quite realistic to assume the additional vehicles from the new houses will use the same route. The proposed planning application would result in a significant number of private cars, caravans and HGV lorries passing through the village of Stanton by Dale.

The traffic along the part of Stanhope Street, where I live, is already very heavy and when vehicles are travelling in both directions one vehicle will have to stop in one direction to allow the opposite direction vehicle to travel. Off-street parking is a premium in this village and so is not available for many properties. Directly outside our house this can result in cars and larger vehicles waiting in such close proximity to our parked cars that there is scarcely more than a few inches between the two cars. The likelihood of increased congestion and of accidents to both parked cars and those travelling through the village happening, with the introduction of more vehicles and caravans -in-tow is a realistic probability.

We already have HGV vehicles regularly travelling through the village which should not and this is likely to increase in the volume of this type of vehicle and these vehicles would be exempt from the restrictions in place due to the nature of their destination. We can feel the vibration in our home from the HGVs before we can see them as they travel through the village. As well as this there is a big problem with the HGVs and cars vying to get through the village at the same time and again their proximity to the parked cars.

Extra cars, caravans and HGVs will add more vehicle pollution and more noise in the village.

The noise currently from the volume of vehicles in the village means that it is extremely difficult to sleep after the early hours of the morning unless all windows in the home are closed. This will only get worse with even more vehicle traffic through the village.

Weight restrictions on vehicles will not apply to the volume of cars, white vans and any vehicle below 7.5 tonne, the HGV limit in place in the village but often violated. .

Whilst I understand there is desire to develop the land there is a strong need for a slip road off the motorway to alleviate the volume of traffic travelling through the village. Were a slip road to be built and extra measures put in place to alleviate the level of traffic through Stanton-By-Dale village this would alleviate one of my concerns with the proposed housing development application. However it would no alleviate my concerns for traffic travelling in the direction of Kirk Hallam or Ilkeston from both the new housing or anyone travelling through Stanton-By-Dale to Kirk Hallam or Ilkeston.

The effect of the additional vehicle traffic on the existing Twelve Houses on Sowbridge Lane, some of which have to park on the lane, is likely to cause major congestion at an extremely busy junction during key times such as school runs, people travelling to and from work. Traffic from Sowbridge Lane already struggles to join the traffic travelling to Ilkeston and Lows Lane and Stanton-By-Dale. The traffic coming in the opposite direction heading for Kirk Hallam will stack up, which will affect the traffic travelling to Ilkeston. The only direct route from Lows Lane and Stanton-By-Dale to Kirk Hallam is along Sowbridge Lane. It is also both a fair and realistic assumption to assume the addition traffic will result in vehicle accidents.

The proposed housing development would affect the setting of Twelve Houses Cottages, of which all are listed buildings. This would detract from the current front of house setting of the cottages which currently is experienced, appreciated and understood.

The housing proposal would result in the loss of a significant amount of hedgerow and trees which provide habitats, food and commuting routes for a range of species. It would result in the loss of habitats for ground nesting birds including Skylarks which are a Red List species.

If the housing proposal went ahead the owners of the new housing would be effected by the noise and dust from the upcoming new industrial estate on Lows Lane. This would result in unacceptable living conditions for the residents.

Whilst it may not be essential for the Inspector to enter the site to assess the impact of the proposal I feel the Inspectorate would have a greater appreciation of my objection if the site was visited.

I agree with Erewash Borough Council's statement that the proposed development would lead to the loss of the open landscape which is characteristic of the area. Development of the site would cause significant harm to the visual amenities of the area.

For the above reasons I request you Reject the application for the proposed development.

Yours sincerely