

My comments to the Erewash Borough Council Planning Committee as Ward Councillor for Kirk Hallam and Stanton By Dale Ward. Appeal ref APP/N1025/W/23/3319160.

I have been a member of Erewash Borough Council for around 20 years and spent much of that time as a member of the planning committee. However I am not currently a member of the planning committee that is why I am speaking against this application as Ward councillor only.

I have to say that this application has got to be one of the most flawed that has ever been submitted to Erewash Borough Council for consideration, therefore I agree with the recommendation for refusal.

Let me start with the sight itself. It is isolated and cut off from the rest of the built area, with little chance of proposed residents accessing retail outlets on foot, or by means of public transport. There is no footway for pedestrians along the whole of the perimeter of the sight namely Ilkeston Road and Sowbrook Lane. Any footways are on the opposite side of road and hardly up to a satisfactory standard. I think it fair to assume that access to retail units would be a daily occurrence, therefore this would bring a substantial chance of

people coming to grief sooner or later by means of a road traffic accident. Both Ilkeston Road and Sowbrook Lane have speed limits of 40 MPH, and both footways have narrow pinch points which pose a danger from heavy traffic of which a good proportion are H.G.V. vehicles.

I also note that DCC has objected to this application on the grounds that it would bring about a significant amount of pedestrian movements where no footways are provided forcing them to walk on the carriageway itself, and thus increasing the likelihood of road traffic accidents substantially. There is absolutely no way that this could be acceptable. There are also no facilities for safe cycling, and no bus routes whatsoever along Sowbrook Lane.

This applicants proposals for facilitating suitable access and egress points around the site are in my opinion woefully inadequate and advocate destruction of established hedgerows, again not acceptable I note that the Highways authority are also of a similar opinion.

Turning now to ecological matters, I note that Sky Larks are resident on the site. These Birds are on the Red list which means endangered species, and as such must be afforded every opportunity to flourish, this application would more than likely seriously compromise this and contribute to further decline making the species even more vulnerable, again this

is totally unacceptable and would have a negative effect on biodiversity.

This proposal would also have a detrimental effect on the open landscape and the wider visual scene and is contrary to saved policy H12.

I also note that the planning officers report states that this application would be detrimental to the residents of Twelve House Cottages a grade 2 listed building by causing unacceptable living conditions, contrary to the NPPF and policies 10, H10, and H12. Again I agree with that analogy.

Finally I would just like to say that this application has the potential to turn a green corridor between settlements into a sprawling bank of houses which would be out of character, and totally at odds with the established character of this particular area. I therefore hope that members of the planning committee will deliberate to refuse this application.