

From: [REDACTED]
Sent: 08 June 2023 00:05
To: Dutton, Holly
Subject: Refusal request for Appeal reference: APP/N1025/W/23/3319160

For the attention of: Erewash Borough Council Planning Committee

Appeal reference: APP/N1025/W/23/3319160

My husband and I have lived at [REDACTED] for over 15 years now.

Many years ago, similar plans for this proposed site (green belt directly opposite our home) were rejected. We strongly believe that this was the right decision at the time and that these 'new' plans should be refused now too.

Having lived at this address for so long, we as a family have personally experienced on a daily basis the negative effects of living in this location - only feet away from where it is proposed that new families will live.

We wholeheartedly believe that this is an extremely poor choice of site for any housing (or any more commercial) development.

Looking at the plans feels like in the end a fantasy lifestyle will be sold to these new home buyers, when the actual day to day reality of living here is very different.

We think the potential new residents living on this site will be effectively trapped and isolated in so many different ways (physically and socially) and that they will be totally reliant on having at least one vehicle - just like we are at [REDACTED]

Intentionally putting 196 new households in the same predicament as us seems ludicrous.

We as a family (and our neighbours too) struggle to access basic local services and especially do so when we are without a car.

This includes shops, doctors, education and public transport. You need to have a vehicle to access them all. None are really within practical walking distance and definitely not if when ill, you have a disability or young children in tow too.

Public transport through Stanton is woeful! One bus provides an extremely limited service that renders it impractical to use regularly.

It wasn't until we had actually moved in here that we discovered the lack of other services too.

We had to approach several different local GP's surgeries to find a place.

For a Dentist, we have to travel to Eastwood. There were none available in Ilkeston, Heanor, Kirk Hallam, Sandiacre or Stapleford.

Apparently the situation is now worse and we are 'lucky' to have places on lists. Where will these new 196+ residents get appointments at these already over stretched services, never mind in an emergency?

Also; our local schools are over subscribed and a substantial number of older children are already bused out to other areas.

When the Shipley View estate was built, they were promised a school they never got. This still impacts the school intakes on that side of Ilkeston and beyond today.

Where will any new children go to school and how will they get there? How will the schools accommodate them?

Ilkeston OA has only recently removed highly unsuitable portacabins as classrooms from its site. They were promised 'only as a short term fix'. Instead they were used for around 15 years. The children's learning and experience during that time was effected by the conditions they were forced into.

Is this how local schools will have to cope again with number increases? Whilst locally they all have been recently updated/rebuilt, their new structures are based on numbers they have now. It doesn't include for sudden influxes that housing developments like this cause.

Then there is the issue of younger children and pre schoolers? What provisions will be made for them?

What about the elderly or those who are vulnerable (or become so) and live on this new estate? How will they access support? Who will they be reliant on to help them - especially with transport?

How will these people get off the development for anything? Currently there are no 'disabled access' taxis regularly (and reliably) operating in the Ilkeston area.

This leads me to thinking: How will a happy/cohesive community be built if it doesn't have any services of its own and access to others is so limited? How will these people stay healthy in mind and body? Where will they exercise and play?

Because of how busy/fast/full of lorries these particular roads are; walking or cycling on Ilkeston Road, Lows Lane and Sowbrook lane is definitely not a safe or an enjoyable experience.

There are insufficient footpaths and what paths there are, are blocked with either big 'Stanton pipes', bollards or inaccessible gates. There is no pushchair or wheelchair access anywhere around us.

Walking safely (alone or as a family) to the Nutbrook Trail, Little Hallam and Ilkeston is almost impossible.

The single pavement (on Lows lane) ends at the foot of the Quarry Hill bridge. You have to bravely walk in the road (of the curved bridge) to get over it. Cars cannot see you until the last second.

Currently the only 'safe' daytime (and fair weather option) to avoid walking across the bridge, is to 'trespass' through the undergrowth below it. I feel particularly vulnerable doing this and would never do it at night.

Expecting hundreds of new residents to do this too is unreasonable, especially as there are no street lights on this entire stretch of road between our house, the bridge and Elka Rise.

The Lows Lane pavement itself (all the way back through Stanton to Sandiacre) is littered and strewn with grit/broken glass/road debris/dust/other rubbish. It's unpleasant and slippery to walk on.

The hedges beside Lows Lane (and on Sowbrook Lane) are rarely cut so you often have to walk on the edge of the kerb in or get scratched/stung.

Bicycle and pushchair tyres continually get punctures. Our dog gets splinters (from the sharp debris) in her paws.

There are currently no pavements on the same side as where the development would be on either Lows Lane or Sowbrook Lane. Installing such infrastructure in this location would be a massive undertaking and even bigger disruption including to the environment.

The traffic flies down Sowbrook Lane and on Ilkeston Road/Lows Lane and it is notoriously precarious.

The high volume of lorries still have to regularly mount both verges and pavements (despite recent failed 'improvements') to pass each other.

Being a pedestrian at these moments is terrifying, especially when you have children and a dog with you.

Just the force of passing lorries is also quite frightening - but is especially so when they are one after the other. When their wheels come within inches of you (or your child), it really makes you gasp! This happens to us every time we venture out.

As a result, I now have to drive us out to somewhere calmer and safer. I have reoccurring visions of my 4yr old son being sucked under the wheels of a Wards truck or my 9yr old daughter being hit by a wing mirror. I can't relax.

There are often collisions that mount the pavements. Several different drivers have gone through our neighbours wall.

Adding additional footfall and vehicles on such a hazardous stretch of road will lead to more accidents! The points above show how new resident movement will be restricted like ours is and how car reliant they will be.

Having an additional 200 cars (a very conservative estimate) living on this new housing estate will only add to the existing traffic issues that we already experience on Ilkeston Road/Lows Lane and the Sowbrook junction.

This traffic will also be added on top of the new cars and lorries that will begin coming to the new Stanton industrial park that is currently under construction on Lows Lane. The existing traffic is bad enough - x3 is unimaginable. We have to think more carefully for the future in this respect.

The Bulls Head roundabout appears to be at capacity already. The new longer lorries will find it impossible to pass around the 'Bulls Head corner'. Congestion there is a genuine issue.

This is already too much for the infrastructure we have. It will become gridlocked getting in to ilkeston. Emergency vehicles already struggle to get through this traffic now. This unnecessary development will definitely make it worse.

Another serious concern we have is the effect of this increased traffic will have on our health.

Currently the air quality in the Erewash valley is appalling! Due to our geography, air movement in this area is poor.

Dust clearly lies everywhere on the roads and pavements and is constantly being kicked up, swirling around. It is a mixture of hazardous materials and waste?

From the of hill of Stanton by Dale, most days, you can see this dust hanging in the air above New Stanton. This is created by the existing lorries coming to Merlins way and Lows lane.

The excavation/building work (happening now on Lowes Lane) is adding to the existing problem. 'Dampening down' on the site is absolutely not sufficient enough.

Our houses fill with new this toxic dust as soon as we clean. It's a never ending cycle.

Adding even more excavation and building work will only exacerbate this problem.

The business's (and their traffic) causing this dust currently act with total impunity and no accountability.

They have total disregard for the existing residents and deny its them causing it. There is very much a culture of 'prove its us' and any related fines are budgeted for.

This major issue of pollution will not go away just because lots more people are going to move in. This another problem that will worsen, also further impacting stretched health services that these people may/may not be able to access?

Local searches and surveys (publicly available and online) have shown that our address is already categorised as a highly (borderline extreme) polluted location with numerous toxic and highly unsafe chemicals found in the air and ground around us.

Contamination of some sort is everywhere. This information also clearly explains the detrimental effects to the health of those living close by.

We (neighbours included) are coincidentally now suffering health issues related to contact with those contaminants.

This is not the sort of environment that the authorities should be willing to put unknowing people in. Placing the onus on new homeowners to research such topics is morally wrong when the authority already know its an issue and are 'monitoring' the situation.

We also have grave concerns for the wildlife in the area and these fields in particular.

They are amongst the last greenbelt space left between kirk hallam and the motorway. Once gone, we will definitely have to drive to visit any more.

These remaining fields are home to some of the last mature trees and established hedgerows in the area. These valuable habitats (and perfect wildlife corridors) will be destroyed forever.

Endangered sky larks live and nest in these fields. To willing obliterate their established habitats will effectively render them extinct to our local community and will further endanger them as a species.

We have noticed over time that local bird life is also effected by the increased light pollution from the existing Stanton site.

When the lights are on all night, it is so bright that the birds never stop singing.

In fact, the light is so intrusive into our home that we can function and move room to room without the need to turn a light on. Despite blackout curtains, they keep our daughter up too.

These flood lights are so bright you can see them from beyond Spondon. Once the new Staton commerical site is operating on Lows Lane, this awful light pollution will double. Adding a new housing development on this site will add even more.

We are concerned about the health effects of this additional continual light. Studies have repeatedly shown its not a good thing for humans, animals or plant life.

In regards to the local environment, we are also concerned on the impact of more building work and even more people on the ponds and old canal on the proposed site.

Those who already use the site for fishing and leisure will be greatly unnecessarily impeded during and after the building of the development.

In relation to that space, today I have been informed that the current works on the Stanton site (at the rear of our house) have severely damaged a substantial water pipe leading to (and feeding) those same ponds and canal.

Apparently it is going to have a massive negative ecological impact on the surrounding waterways and the extensive biodiversity in them that includes beautiful kingfishers.

It will take a considerable amount of time to fix and recover them to the condition they were in yesterday and previous past couple of hundred years.

The news of such an environmental catastrophe, unfolding right now only yards from our front floor, was devastating to hear.

We cannot trust that this wont happen again on this proposed site too, further damaging our interconnected water way system.

We have no faith that the authorities can protect it and that the contractor will respect and conserve the wildlife left.

This new damage caused by Stanton has only reinforced our feeling that our home and the immediate area is under attack and is being totally eradicated?

We worry that the existing landscape will be so drastically changed and that the new proposed housing development will be at odds with the character of Twelve Houses, Four Houses, New Stanton and the wider community of Stanton by Dale?

At the moment we feel dwarfed by the existing Stanton Site and what new industrial units will be on the new Lows Lane site.

My daughter compared us to the old house in the film Up.

She thinks that our spindly row of houses will looked like it has been plonked between massive rectangular metal boxes and smaller square modern brick houses?

I genuinely wish now that we could just move our home like in the film too.

We (and our neighbours) feel that the quality our lives and our living conditions are seriously being compromised by living at this address.

Our mental health has been effected and our physical health is being damaged too!
For more than decade, we have had constant anxiety about what is going to happen around us.

We have found, to our personal detriment, the down sides of living next door to such an extensive range of commercial and industrial business's and their continual building work and development.

If successful, this proposal will subject us (and local wildlife) to several more years of extensive building work, involving continuing the disruption, noise and dust etc.

We will then have to further suffer, for a lifetime afterwards, the consequences of this ill judged development.

How can the local authority and planning committee reasonably expect us to continually keep living like this?

For this reason and all the others clearly detailed above, we beg that the committee refuse this application.



Sent from my iPhone