Head of Planning Department

Erewash Borough Council

Ilkeston Town Hall

Town Hall

Wharncliffe Road

Ilkeston

Derbyshire

DE7 5RP

14th May 2025

Dear Sirs,

**CONCERNS REGARDING CORE STRATEGY REVIEW – WEST HALLAM PROPOSALS**

I am writing on behalf of Stanley and Stanley Common Parish Council in relation to the proposed sites for housing development at Beech Lane and High Lane West, West Hallam being considered under the Core Strategy Review.

Stanley and Stanley Common Parish Council acknowledge that the proposed sites are not within their parish boundaries, but as an adjacent parish, the Parish Council recognises that these proposals will have a marked impact on the current conditions within the parish of Stanley and Stanley Common for the following reasons:

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**Increase in volume of traffic**

An increase in the number of houses at these locations will result in an increase in vehicles on the road. This will increase the amount of traffic moving through the Parish of Stanley and Stanley Common. The villages are already struggling with the amount of traffic that passes through these villages. An increase in traffic would present further impacts on:

Pedestrian Safety

Both Parish villages have existing problems with speeding vehicles. The Parish Council are concerned that an increase in traffic in the local area will result in an increase in speeding traffic, with no additional resources provided by the Police or Highways, to help calm and slow this traffic. This will obviously increase the risk of injury/death to pedestrians.

Noise

The Parish Council are concerned about the additional noise generated by the increase in traffic passing through the villages.

Existing road junctions

The Millhouse junction and the Cat and Fiddle junction will both be impacted by the proposed developments. These junctions are part of the access routes into both villages. These junctions are already at capacity. When previous planning applications have been submitted for the Beech Lane site, DCC Highways have raised concerns about these two junctions. The Parish Council wishes to note that the hedges at the Cat and Fiddle junction grow vigorously during the warmer months, and this already causes problems with access out from this junction. An increase in traffic will further impact access into and out of both junctions, increasing the potential for road traffic collisions.

**Access to existing facilities in West Hallam**

Residents from Stanley and Stanley Common Parish use the Dales Shopping Centre and West Hallam medical facilities regularly as the nearest facilities available to these two villages. Residents currently experience difficulty accessing the shopping centre and the medical facilities along Beech Lane. An increase in houses at both locations would result in an increase in traffic along Beech Lane (the major access route to these facilities) and therefore the already difficult access problems that exist along this road will be exacerbated. The Parish Council wishes to note that residents do not use the local bus service as these services have been cut to an hourly service from Stanley Village and a 2-hourly service from Stanley Common and therefore access by car is the most popular option for local residents.

Parking

The Parish Council are concerned that, as its residents use the parking facilities in West Hallam to access shopping and medical facilities, that access to these spaces will be at a premium and the knock-on effect will be that road users will park in dangerous positions along the roads into and around the village further increasing the risk of injury/death to the public.

We trust that the concerns of Stanley and Stanley Common Parish Council will be considered for the proposed housing developments under the Core Strategy Review.

Yours faithfully,

**A D SKIDMORE**

**Parish Clerk on behalf of Stanley and Stanley Common Parish Council**