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**From:** Carol Hart (Elected Members) <Carol.Hart@derbyshire.gov.uk>  
**Sent:** 14 May 2025 10:32  
**To:** Steve Birkinshaw [REDACTED]  
**Cc:** Councillor Curtis Howard <Curtis.Howard@erewash.gov.uk>; Mid Derbyshire MP <jonathan.davies.mp@parliament.uk>  
**Subject:** Core Strategy amendments

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Dear Mr. Birkinshaw,

This is my formal response as a Borough Councillor for West Hallam and also the Derbyshire County Councillor for West Hallam. I would also add that this is not being a NIMBY and I understand we need more houses but there are far more appropriate sites in West Hallam other than these two put forward.

I wish to register my objections to the two proposed sites that have been put forward in the amended Core Strategy, West Hallam South and West Hallam North.

Firstly West Hallam South:-

The proposed site is directly opposite the Scargill Primary School, which has over 300 pupils, the access to the development would be straight on to Beech Lane, as the name suggests it is not a major road and not even the width of a normal road, the access would also be very close to the major junction for leaving the estate, namely Hallam Way. The very major concerns are health and safety, Beech Lane is gridlocked several times a day, I am not sure whether the very short video can be included but it just proves a point, yes it is usually at school times but as there is a thriving junior football club that uses the Beech Lane recreation ground this also happens over the weekends. We are talking of 90 houses in the plan but with a safeguarded section adjacent, you might only be judging on the 90 but it is obvious once access was obtained then a further application would follow. It could mean up to 150 or more houses, even with one car per household that would be catastrophic but as we all know most houses now seem to have more than one car. The bus service is non-existent, 6 buses in each direction in a day and nothing before 9 a.m. or after 6.30 p.m. It means residents have to rely on their own transport.

The report even mentions facilities in the Dales shopping area, this again is not capable of taking more cars, already cars cannot park in the car park and they then park in the village centre causing congestion yet again. But back to Highways, this Core Strategy was commenced when I was Leader at EBC and officers were tasked to list all possible sites in the Borough that might be used for development. Myself along with my Deputy and other Executive Members along with the Planning Team and Green Spaces visited every site and we consulted with Derbyshire County Council about any highway problems. I still have the feedback from DCC on the West Hallam Site, they acknowledge that access/egress to and from West Hallam is difficult, they mention the awkward Beech Lane/Station road junction, awkward to make safer, they then mention the T junction with Cat & Fiddle Lane, they commented that signalization but also admit the topography is not suitable. They then go on to mention the other two junctions, Millhouse crossroads and Mapperley cross roads and say work would need to be done on those junctions. Yes the number of houses being suggested are slightly different but the concerns still are relevant.

This owner of this land has, I believe, contacted the Planning Department over the years in an effort to develop the area, he has always to my knowledge been rebuffed. He did actually put in an application to erect a barn in 2022, this was refused, the refusal mentioned due to its design and siting within the Green Belt and adjacent to the conservation area, it would have an adverse impact upon the visual appearance and character of the conservation area and would harm the openness of the Green Belt, so what has changed, if a single building is

going to have that impact what are 90 or more likely 150+ going to have. I have not even mentioned the Green Belt invasion and the major impact on the wildlife in the site which is upsetting many of the residents. I could go on but hopefully you will see the major safety issues, especially for our young children, would anyone actually support something that is going to be a major hazard, please consider other sites and take this site out the amended Core Strategy.

West Hallam North.

There are two major problems with this site, one is that it is constantly under water, this water floods the footpath adjacent the site and the garden of the house adjacent the site, the water crosses the road at times and floods the gardens of a couple of properties on the opposite side of the road. Seven Trent water know of the problem but have taken no actions to remedy this.

Although for fewer houses from when this site was first considered there is still the major problem of access, the access would be close to the major Millhouse crossroads, the cross roads that had already been highlighted as a problem by Highways, there is also for some reason an emergency access on to Park Hall Lane, why is this needed and also Park Hall Lane is so narrow it is mainly used by walkers and dog users, to even access the A609 from Park Hall Lane is an accident waiting to happen as it is a blind bend to the right from Stanley Common.

Again the site is quoted as 30 and this is only what you will be responding on but everyone in West Hallam knows that developers want to extend along the rear of High Lane West and again the pressure on the A609 is already a nightmare and again would put major pressure on the two junctions, Millhouse and Mapperley, again we also go back to the local transport which as already stated is practically non-existent and therefore your own transport is needed.

For all of the reasons listed above I totally object to the proposed two sites, as said this is not being a NIMBY but a concerned councillor on major safety issues.

Regards,

Cllr. Carol Hart

EBC Borough Councillor for West Hallam

Derbyshire County Councillor for West Hallam