



Our Ref: P1763/jh
Date: 5th April 2022

Grosvenor House
75-76 Francis Road
Edgbaston
Birmingham B16 8SP

T 0121 455 9455
F 0121 455 6595

Faye Simnett
Stanton-by-Dale Parish Council
6 Oak Road
Thulston
Derbyshire
DE723EW

SENT VIA EMAIL: clerk@stantonbydaleparishcouncil.org.uk

Dear Ms Simnett

Land at Ilkeston Road / Sowbrook Lane, Ilkeston

I write to you to seek Stanton By Dale Parish Council’s view on the proposed residential development of the above site.

Harris Lamb Planning Consultancy are working with Wulff Asset Management Limited to prepare an outline planning application for the residential development of this site. At this stage, the application would focus on the principle of residential development in this location, along with looking at the detail of how access would be achieved. The detail of the layout, scale, appearance, and landscaping would all be reserved for consideration in a separate application.

To assist with the Parish Council’s consideration, I attach a copy of the latest version of the indicative masterplan that has been prepared by Wulff Asset’s architect. This is not intended to be the final layout, but it does show how a residential development could be delivered on the site.

Principle of development

The site is located on the southern side of Ilkeston and adjacent to the Stamford Regeneration Site. The Council is not able to demonstrate a sufficient supply of housing land and additional sites are needed to make sure sufficient homes are provided for local families and younger people as they move out from the family home.

This site provides the opportunity to provide these homes on one of the few non-Green Belt locations within the Council.

BIRMINGHAM
0121 455 9455

STOKE-ON-TRENT
01782 272555

NOTTINGHAM
0115 947 6236

WORCESTER
01905 22666



The site is surrounded by existing development and immediately adjacent to the larger Stamford Regeneration Site which is allocated in the adopted local plan to deliver housing and employment opportunities. Most recently the focus of the Stamford Regeneration Site has changed, with a greater focus on providing employment land. The residential development of this site would help address the reduction in housing planned on the adjacent site, and complement the proposed employment use, thereby providing a better balance of uses in this location and reducing peoples need to travel to work.

Reducing pressure to release Green Belt Land

The Council is currently reviewing its local plan and in doing so has identified the need to release large areas of Green Belt land to meet the housing and employment needs identified.

This site is not in the Green Belt and the delivery of housing on this site would reduce the pressure to release Green Belt land.

The site is contained by Ilkeston to the north, the Stamford Regeneration Site to the east and existing dwellings and industrial sites to the south. It is well contained, and unlike the sites proposed to be released from the Green Belt, will not result in on going pressure for development to creep further and further into the open countryside.

The Indicative Masterplan

The Indicative Masterplan has been prepared with the input of the Wulff Asset's expert project team to ensure it properly addresses all the constraints and opportunities presented by the site. In addition to Harris Lamb and the architect, the project team consists of a highway consultant, drainage engineer, ecologist, arborist, noise consultant, ground engineer, mining expert and heritage consultant.

The key features of the indicative Masterplan are as follows:

- It would deliver up to 196 dwellings. This assumes a net density of 35 dwellings per hectare, which is normal for this type of edge of settlement location;
- Two points of vehicle access are proposed – one on to Ilkeston Road and one on to Sowbrook Lane;
- Surface water drainage would be managed on site so that the development would not increase the flow of water off site;
- The existing easement and bell pit are accommodated in the masterplan;
- All of the development is proposed outside of the small area of flood zone at the northern end of the site next to the canal;
- Approximately 44% of the site would be left as green space. This would include the retention of existing trees and hedge rows where possible. Where this is not possible (e.g. to create access) replacement tree and/or hedge planting would be provided;
- Play provision is proposed in the form of two play areas and a trim trail for kids;
- The existing informal footpath that runs along the canal and along the western side of the site would be retained and extended to form a circular walk around the outside of the site;
- A tree lined avenue would form the primary route through the site, with a network of lower order roads stemming from this;
- All dwellings would face out from the site toward the existing road network, providing a clear block structure; and

An offset is proposed to the existing sub-station to the south of the site to create an appropriate living environment for residents.

Timeframe for comments

The purpose of writing is to seek your views on the proposed development. If you would like to make any comments, could you please email or post these to the following:

Email: josie.hobbs@harrislamb.com

Post: Josie Hobbs, Grosvenor House, 75-76 Francis Road, Edgbaston, Birmingham B16 8SP

Meeting

We would also be more than happy to set up a meeting with you to discuss the proposal in more detail if that would be of interest. We would be happy to do this virtually or in person, and we can agree a mutually convenient date for this.

Yours Sincerely

Josie Hobbs BSc (Hons)
Graduate Planner
Tel. 07436 037201
Josie.hobbs@harrislamb.com