

**STANLEY AND STANLEY COMMON
PARISH COUNCIL**

CLERK: Amanda Skidmore, 8 West Close, Darley Abbey, Derby, DE22 2BT
Tel: 07763 832661 parishclerk@stanleyandstanleycommon-pc.gov.uk

Planning Department
Erewash Borough Council
Town Hall, Wharncliffe Road
Ilkeston, Derbyshire
DE7 5RP

7 July 2026

Dear Mr Brikinshaw,

**RE: PLANNING APPLICATION RESPONSE TO PA/2026/0321 – LAND TO THE SOUTH
OF 15 DERBY ROAD, STANLEY DE7 6EX**

Stanley and Stanley Common Parish Council objects to the application for Permission in Principle for 1–9 dwellings on land to the south of 15 Derby Road, Stanley.

The Council's reasons for objection are set out below.

1. Inappropriate development in the Green Belt

Stanley Village is washed over by the Green Belt and includes an inset built-up framework area within the developed northern part of the village. The application site lies outside that inset area, where only limited development may be acceptable.

The site makes an important contribution to the openness, setting and character of the village and its Conservation Area. Residential development on this land would therefore cause harm to the Green Belt. The Council does not consider the proposal to amount to limited infill, as it would introduce new housing on open land rather than fill a small gap between existing dwellings.

2. Loss of accessible greenspace

Development would remove accessible greenspace from the village. The site is crossed by a well-used public footpath, shown on the Enclosure Plan of 1793, which provides access to Dale Road and to the wider countryside and public footpath network beyond.

3. Ecological impacts and wildlife corridor

The Stanley Brook, which forms part of the River Erewash catchment, runs along the southern boundary of the site. Otter and water vole, both protected species, have been recorded on the brook, along with grey heron, barn owl and overwintering snipe. Development would narrow and disturb this wildlife corridor unless a substantial undeveloped buffer were secured.

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The site also includes or adjoins grassland, field margins and a 112m established native hedgerow along Derby Road. This hedgerow provides priority habitat, contributes to visual amenity and helps maintain the rural character of the village. Fragmentation or removal of the hedgerow would reduce habitat connectivity and harm local biodiversity.

4. Highway safety, traffic and schoolchildren

The proposed development would increase traffic movements on Derby Road and adjoining local roads. Derby Road is used by children and families walking to and from school, and additional vehicle movements, turning activity, deliveries and on-street parking pressure could increase highway safety risks for pedestrians, particularly at peak school travel times.

5. Loss of grazing land and rural livelihood

The proposal would remove a substantial part of the grazing acreage currently forming part of the working rural landholding. This would reduce the amount of land available for grazing and could have a direct effect on the livelihood and viability of the rural farmer currently managing the land.

The loss of productive grazing land would also undermine the rural function and character of the site and would further erode the agricultural setting of Stanley village.

6. Flood risk and climate change

The southern part of the site lies within Environment Agency Flood Zone 3, with the Stanley Brook identified as the relevant source of flood risk. Flooding occurs regularly in this area and is worsened by runoff from Stanley Hill. The fields adjacent to the brook flood when the culvert carrying the Stanley Brook below the underbridge is overwhelmed.

Roads, roofs, driveways and other hardstanding would increase impermeable surface area, reduce natural flood storage and infiltration, and may displace, redirect or hold back floodwater. This could increase flood risk to existing homes along Dale Road and Derby Road.

The effects of climate change are likely to include more frequent and intense rainfall events, increasing surface water runoff and placing greater pressure on the Stanley Brook corridor. Development on this site would reduce flood resilience, habitat resilience, natural drainage, cooling, landscape openness and ecological connectivity.

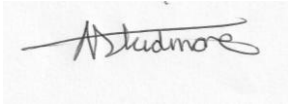
Conclusion

For the reasons set out above, Stanley and Stanley Common Parish Council objects to the application. The proposal would constitute inappropriate development in the Green Belt, remove accessible greenspace, harm an important wildlife corridor, fragment established hedgerow habitat, increase flood risk, create additional traffic and pedestrian safety concerns on Derby Road and remove productive grazing land.

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Yours sincerely,

A handwritten signature in black ink, appearing to read 'A Skidmore', is written over a light grey rectangular background.

A D SKIDMORE

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