

**Application No:** 23/01371/FUL

**Location:** Land To The East Of Lavinia Court And North Of Sinfin Moor Lane, Derby, DE73 5SP

**Proposal:** Residential development, 41 No 2, 3 and 4-bedroom dwellings with associated roads, footpaths, car-parking and green public open space areas.

## **Neighbour Comments**

**These are the neighbour comments submitted via the eplanning service:**

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**Stance:** O - Objection

**Comment:**

I OBJECT to this build because, as I am a resident of Chellaston for over 30 years, the level of new home building in this area has been extensive. Chellaston roads and access route cannot cope with any more house building and extra residential traffic! We also have no new facilities in Chellaston, like Secondary school, GP's surgeries etc! , The Canal path and the surrounding area, including the Lavinia Court and Verona Way is a beautiful wildlife habitat and this will be completely destroyed. In Chellaston we have barley any green wildlife spaces left and this is totally unfair compared to many other places in Derby.

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**Stance:** O - Objection

**Comment:**

I do not believe that the road infrastructure for egress and access will be suitable for the additional number of properties being proposed on this development. , This area of Chellaston already has a high number of residential properties many with multiple cars which currently create high risks of RTA's and to children in the mornings and evenings any additional traffic will result in an exponential risk.

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**Stance:** O - Objection

**Comment:**

We have lived at Glendevon Way for just under 2 years, we moved to this location due to closeness to the canal paths and local greenery. The roads leading to this proposed site are already tight and with the addition of lorries and construction equipment this is likely to cause further large scale disruption. We have already seen this just with local households doing extensions and traffic issues. There are already a considerable amount of cars parked on Lavinia court without this additional 41 homes being build. If approved will local households be compensated for the likely increased amount of dirt and mud that will inadvertently be thrown onto our driveways.

**Stance:** O - Objection

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further large scale disruption. We have already seen this just with local households doing extensions and traffic issues. There are already a considerable amount of cars parked on Lavinia court without this additional 41 homes being build. If approved will local households be compensated for the likely increased amount of dirt and mud that will inadvertently be thrown onto our driveways.

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[REDACTED]

[REDACTED]

**Stance:** O - Objection

**Comment:**

I wish to object to the proposed new development of homes. , , There will be an increased number of cars causing an increase of traffic in and around very small streets not designed for extra traffic. , , When Lavinia court was originally built reassurances were given that the land would remain as it is and not to be used for any other purpose apart from public open space development. , , There would be an increase in noise and air pollution. , , The footpath that runs along Lavinia court is used by many people to walk and cycle to other parts of Chellaston and surrounding areas, surely this will increase the risk of pedestrian related accidents in the area? If there are more vehicles in an already over populated area with homeowners only having parking for one car and then parking on the road on the pavement.

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[REDACTED]

[REDACTED]

**Stance:** O - Objection

**Comment:**

As a close neighbour to this site and a regular dog walker past it I have a question and a number of concerns which I feel should be addressed before the application goes forward., The question is around the original planning permission granted to allow the construction of Lavinia Court. Under this permission I understood that the Council were going to adopt the site that is subject of this new application as a designated open space. Why has this not happened?, The points of concern are :-, 1) safety concern - what 'calming' measures are to be put in place regarding cyclists approaching what is currently a right angle junction, but under the new application will be a straight road on to the site allowing cars to approach at far greater speed? - I have witnessed a number of near collisions., 2) environmental concerns - what provisions are being put in place during construction to limit the noise and dirt impacting the immediately adjacent roads and properties and safety measures for the significant increase traffic once the development is complete?, 3) revisions to planning consent - once granted, is there a limit to the height of structures that can be built on this site? - the current plan is for 3 storeys

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[REDACTED]

[REDACTED]

**Stance:** O - Objection

**Comment:**

I'd like to object to this planning application on the following grounds:, , Residents were not all informed. [REDACTED] and had a letter, yet it appears that the majority of those on Verona Way didn't receive a letter. They will be hugely impacted by the additional traffic. I also didn't see any street notices. I looked on the plans at where they were, and they appear to be in quite obscure places where only the odd dog-walker might see them., , Verona Way is a quiet residential street and the additional traffic will cause chaos and disruption. The sharp bend at the top of Verona Way where it turns to Sinfin Moor Lane is already hazardous and this will only increase if this development goes ahead. There have been several accidents at this point, and children and young people come over the bridge at speed (on scooters and bikes) as they approach that corner. Someone could be badly hurt or killed when there is construction traffic and ultimately, vastly increased traffic into the new development., , [REDACTED], and there has always been an issue with services to the site, with a water-pump installed to serve this part of Sinfin Moor Lane and Lavinia Court. , , The land around here is very wet and this development could cause increased flood risk., , My understanding was that when Lavinia Court / Sinfin Moor Lane (originally called Patrick Place) was originally built, the Council promised that the field would not be developed and would be adopted as public open space. My understanding also is that during the construction of Patrick Place, much of the rubbish was dumped beneath the field. I also understand that rubbish was brought from off site and buried there., , Verona Way is quite a narrow road, and yesterday, our blue bins didn't get emptied as the bin lorry couldn't gain access past Verona Way. This will only get worse if the development goes ahead. , , The site plan mentions apartment blocks, and it looks as though they will be [REDACTED]. If these are taller than the houses, it will create a dark, depressing environment for all facing properties., , The area is currently quiet and tranquil. A construction site will create noise and disruption, and once the site is complete, the view for many of the homes on Sinfin Moor Lane / Lavinia Court will be utterly destroyed. This is devastating and will cause damage to nature and natural beauty., , Thank you for taking the time to read and consider my objection.

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[REDACTED]

[REDACTED]

**Stance:** O - Objection

**Comment:**

Hello,, , [REDACTED] and have majour concerns regarding the new planning application for behind our house., , Firstly im concerned for the privacy [REDACTED] As [REDACTED] the land your proposing to build on looks down [REDACTED] Essentially with a path there anybody could jump over or nosey over the fence [REDACTED] ge. , , Secondly, I am concerned for the safety of Children and Pedistrains on the corner coming down the canal path. This is already a considerably high risk corner, with a huge blindspot which the development would not be able to rectify bevause of the driveway to the other houses. , , Thirdly large farming vehicles are constantly going up and down the lane, who already struggle due to the appalling parking conditions we have here. It would unsafe and completley irispensible for you to add to this problem. , , Finally, the residents here were not individually informed and there is no application posted near to the development. When purvhasing the property we were told by the council that the land would not be developed and would be adopted as public open space. [REDACTED], large 4 bed town houses and two large block of flats will destroy all privacy into [REDACTED]. There is no room here for another 36 houses/flats.

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[REDACTED]  
[REDACTED]

**Stance:** O - Objection

**Comment:**

I Object very strongly to any building of houses so close to my property and spoiling the tranquil surroundings of the field and green space surrounding my garden., Any building/houses will invade my privacy [REDACTED] The green space to me is peace and quiet and privacy! why are we building more houses!! there really is no need for? on lovely open green spaces which are being rapidly reduced to more and more houses being built! is the estate not big enough already? its unnecessary! and to try and cram in as many houses as possible to every green space that available, shocking!, Please record my objection to this matter.

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[REDACTED]  
[REDACTED]

**Stance:** O - Objection

**Comment:**

I am not happy about the knew planning application, Lavinia court is already on a dangerous bend due to traffic, which will get considerably worse once the housing estate has been built, parking is already an issue. I also bought my house being told they wouldn't be building on that land, however now the plans show [REDACTED] if the planning goes through.

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[REDACTED]har  
[REDACTED]

**Stance:** O - Objection

**Comment:**

We have too much traffic, There are not school places and enough doctors

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[REDACTED]  
[REDACTED]

**Stance:** O - Objection

**Comment:**

Challenge to planning proposal on land adjoining Sinfin Moor lane, Verona way amd Lavinia Court., , 1) Planning and development of Lavinia court was granted on the foot print of an exisiting house/garden and barn. Planning permission was not allowed on the surrounding field now subject to the planning application. Local residents of Verona Way were informed by the council that the surrounding field would be adopted as public open space and no development would be undertaken., 2) The land under consideration is contaminated with railway waste being used as a dumping ground for engine fireboxes. , 3) During the initial stages of the construction of Lavinia court the original builders allowed the dumping and burial of large quantities of waste materials from offsite, this was towards the disused railway line and road gradient up to the old bridge. I challenged this at the time and was informed they had licences

and the ground was already contaminated., 4) There has been a real lack of publicity of the development, none of the residents in Verona way had been notified. Information has been passed mouth to mouth and then by searching for the signage., 5) There is a lack of provision of essential services in the area. Limited services were provided for lavina court. It is believed that waste water/sewage is only available by pumped collection. Verona way pathways were dug up to provide electricity/gas/water and communication. The contractors were of poor quality, cars were covered in concrete dust from stone cutters. Restoration of the levels was not carried out to a high standard with the tarmac top dressing not correctly compacted leading to slumping across drive accesss ways., 6) The residents were informed that some of the houses in lavina court were incorrectly built too close to Sinfin moor lane which made it impossible to construct a smooth transition from Verona Way onto Sinfin moor lane. This has restricted width access around the corner. , 7) HGV's struggle to negotiate the bend to make deliveries to the existing stables and farm. The farmer whose farm in the other side of Chellaston uses Verona way and Sinfin moor lane for access to his fields for tractors and harvesters and removal of cut hay. This is despite gated access from Infinity way which is not used for access., 8) The road junction and the barriers to the ramp of the old railway bridge pose a road traffic accident risk at the moment. There have been several near misses and at least two accidents with children coming down the railway bridge on bicycles, scooters motorbikes. Either hitting the barriers or unable to stop before the junction. One incident involved the farmer and a father having a heated argument. The residents asked for traffic calming measures to be installed and a rumble strip was installed which has not worked. The only thing which slows down the traffic is the restricted view. Making Verona way a thro route to the proposed development will increase the speed of passing traffic., 9) The current access to the field was created by removal of the existing hedgerow to allow the funeral service of the owner of the land. The hedgerow was never reinstated., 10) Parking in the area "on roads" is limited restricting the road width. The roads are suitable for residential access but not for access to a much larger estate., 11) The proposed development is substantially lower than Verona way and currently mitigates flooding there is a clue in the name Sinfin Moor Lane. Development will increase the risk of localised flooding., 12) The current field location has been used as a landing pad for emergency helicopters., 13) The area at present has become a hot spot for minor crime theft, arson. Due to being on the edge of the estates. On a number of occasions fires have been started in the fields. Damage to buildings has occurred by missiles being launched off the railway bridge from the cover of the trees.

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**Stance:** O - Objection

**Comment:**

I wish to make an objection to the planned development on the land to the east of Lavinia Court and north of Sinfin Moor Lane on the following grounds., , Based on the assumption that each home could have up to, and likely at least, 2 vehicles:, , - A significant increase in road traffic using Parkway, Prestwick Drive and Glendevon Way or Infinity Parkway, Rowallan Way and Glendevon Way which increases the risks of road traffic accidents and accidents involving pedestrians, especially young children who cross these roads walking to and from school. , - An increase in noise and air pollution from aforementioned traffic increases. , - An increase in the degradation of the road surfaces due to the increase in traffic. , - The increased use of an unsuitable highway (Verona Way) that was not designed for heavy traffic use as an access to the new development causing noise and air pollution to the current residents along with an increase in the likelihood of road traffic accidents, and especially those involving pedestrians as a result of a junction with a public footpath. , - The increased likelihood of accidents involving pedestrians as the aforementioned public footpath joins Verona Way on a blind corner. , - That some homes, it would appear, do not have sufficient parking for more than 1 vehicle which will mean that vehicles will be parked on the roadside; this can already be seen around Lavinia Court where most homes have full driveways and an overspill of cars park on the bottom end of Sinfin Moor Lane. , , In addition, it has come to residents attention that the planned land was

used for waste disposal for the Lavinia Court development and that reassurances were given at the time, that no further development would occur and a public open space would be created.

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[REDACTED]

[REDACTED]

**Stance:** O - Objection

**Comment:**

I am writing to lodge an objection to the planning application for new housing off Sinfin Moor Lane next to Lavinia Court (23/01371/FUL), , As a local resident we were informed by the Council when permission was granted for Lavinia Court that the proposed land under application 23/01371/FUL would not be developed for housing and would be adopted as public open space. , , This remains the best use of the land to serve the community and we are still awaiting the promised development plans for the land to be made public open space so it can be used as such. , , I have concerns with the new proposal creating more traffic and congestion in an area where this is already a problem for local residents. There is not enough space for traffic on the transition from Verona Way onto Sinfin Moor Lane. There are existing traffic and space issues for residents, waste disposal collections and farm traffic which use Verona Way for access. Current parking causes problems in the area with further housing likely to make access issues worse. Children are often seen travelling at speed on bikes and scooters from the bridge down Sinfin Moor Lane and not stopping at the junction with Verona Way. I am concerned more traffic and congestion will increase the likelihood of an accident at an already problematic junction.

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[REDACTED]

[REDACTED]

**Stance:** O - Objection

**Comment:**

There are too many birds and new birds in the area, which have come back after 10 years. We need to use other buildings that need renewing in other areas where there is no habitat.

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[REDACTED]

[REDACTED]

**Stance:** O - Objection

**Comment:**

We have only been made aware of this development yesterday for Lavinia Court which has come as a surprise to us, as there have been no application posted near to the development as it's supposed to in line with the council/government guidelines to notify all to allow residents to fully understand the implications. , , This is already an area where kids use the railway bridge and race down at high speeds and having more cars and construction lorries up and down will lead to a serious accident and cost and time consuming to the people who unfortunately are involved if something happens., , The traffic increase will be massive and there is also parking issues around Verona Way. There is already plenty of developments happening around the area and adding to this will only cause more issues as there are only two ways into the area one being Parkway which is already an accident black spot with the number of cars parked and tightness of the road then the other is via Glendevon Way which has more blind corners than needed thus another accident black spot. What needs to be important here is health and safety as kids like to play outside and we all know what happens if we increase traffic., , Therefore, we REJECT this application unless additional roads can be put in place around this development so traffic doesn't affect the existing areas as much i.e. demolish the bridge and put a road in for entry and exit and the same at the other end which links to Infinity Way that way we all have some re-assurance that kids and elderly people are safe when around.

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[REDACTED]

[REDACTED]

**Stance:** R - Representation

**Comment:**

Exit and entrance to site crosses existing footpath. Would require crossing and speed bumps. Visibility would also need to be improved., , Would need to work with the Derby & Sandiacre canal Trust to restore part of the canal as a means of storing/capturing surface water. This would be the same as what was carried out at the housing development at Spondon/Borrowash off Nottingham Road next to Windlass way.

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[REDACTED]

[REDACTED]

**Stance:** O - Objection

**Comment:**

The first time we were made aware of this application was a flyer coming through our letterbox. How come there have been no notices posted about this. , , The landscape in this area has already changed dramatically with the construction taking place on Infinity Park Way. , , Then there will be the extra traffic that will be caused by the construction of these new houses. The most direct route from the Infinity Park Way end will go directly past my address. , , With 41 houses being built I would estimate there to be at least an extra 80-100 cars of families who will begin living there. Plus there will be the construction traffic and extra noise that creates, during building. Parking is already an issue along Verona Way/Sinfin Moor Lane. The people who live along the stretch of Sinfin Moor Lane already park on the street in front of their houses and block pavements (rather than parking in their allocated spaces, with more cars, it will be a dog fight for spaces. Plus the extra pollution of more vehicles in the area during construction and afterwards. , , Then there is the issue of water pressure. With the construction of other properties in the area our water pressure has dramatically dropped over the last few years. This is bound to have an effect. , , As these will be family homes there will be a further issue of getting students into our already over subscribed schools in the area. , , Finally what will happen to the wildlife in the area. We need to be encouraging more green spaces into the area to help the local bird life, this development will drive the wildlife away.

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[REDACTED]

[REDACTED]

**Stance:** O - Objection

**Comment:**

Regarding 23/01371, , I live at 45 Glendevon Way, on the corner of Glendevon / Othello Drive and opposite Verona Way., , I have no specific issue regarding housing in the proposed location. However, I do have concern about the access, parking and increased numbers of cars in this confined location., , 1) Cars often currently park on the pavement along Sinfin Moor lane outside the current Lavinia court development. , This often puts pedestrians (with pushchairs) actually on the road on a blind bend, when the pedestrian is coming from the canal path. , 2) Will sufficient parking be planned for the new development (min. 2 spaces per individual dwelling) to avoid further problems on Verona / Sinfin Moor Lane., 3) Children often exit the pedestrian section of Sinfin moor lane at speed on bikes /skateboards to continue to the canal path., 4) Verona Way is often double parked along the road, reducing visibility and 2 way traffic flow., 5) Sadly, many motorists fly around the estate roads at excess speed, particularly on Glendevon way in this area. Verona way is on a blind bend and vision down Verona way isn't great when entering from Glendevon Way. Often cars take the wrong side of the road on Glendevon way to cut the corner to avoid reducing speed to enter Verona way. The increased



already mentioned above., , - The proposed Development is part of a District Park P.O.S. in Section L4 of the City Councils Adopted Plan. The Biodiversity of this area along with the mental wellbeing benefits of green spaces such as this to the local community, has rightly been recognised by the City Council and therefore protected. No deviation from the Adopted Plan should be allowed in order to satisfy new housing quotas.

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████████████████████  
**Stance:** O - Objection

**Comment:**

I am writing to object to the planning application for new housing off Sinfin Moor Lane next to Lavinia Court (23/01371/FUL), , As a local resident we were informed by the Council when permission was granted for Lavinia Court that the proposed land under application 23/01371/FUL would not be developed for housing and would be adopted as public open space. I still believe this would be the best use of the land to serve the community. It is currently fenced off as private land and not been accessible to the public. , , My concerns with the new proposal are that the adjoining roads are not designed to deal with the increase in traffic and congestion this development would bring. Traffic already struggles with the corner between Verona Way onto Sinfin Moor Lane and an extra junction here will only add to the problems. There are current traffic and space issues for residents affecting traffic, walkers, waste disposal collections, deliveries and farm traffic which use Verona Way and Sinfin Moor Lane, further housing and the additional vehicles and traffic can only make these issues worse., , I have seen so many near accidents with the current levels of traffic as young people travel at speed on bikes and scooters from the bridge down Sinfin Moor Lane who do not stop and look at the junction with Verona Way. I am concerned more traffic and congestion will increase the likelihood of an accident at an already problematic junction.

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**Stance:** O - Objection

**Comment:**

1) Design , Local residents currently enjoy a nature-rich environment from Montague Wy, travelling west via the road and traffic-free sections of Sinfin Moor Ln. Established trees/foliage and the attractive Georgian-look properties all form part of this ambience. This boosts residents' mental wellbeing and is a popular recreation route. , The design and location of building type G is the antithesis of this ambience. Dark cladding, a flat roof and an imposing, harsh, monolithic form will look like a clinical, city-centre office block. This will jar, both for those walking past and the residents of Lavinia Court and Verona Way., Indeed, the use of dark cladding throughout the development is out of character and will lead to a gloomy overall feel. Established foliage and 3-storey properties mean that ambient light is key to create a reasonably light and enjoyable place to live for all. Dark cladding reduces such reflected light. , Such finishes also appear to wear out rather than wear in, as they get increasingly mossy leading to an unkempt feel., 2) Amenity Loss, Users of the route from Montague Wy will no longer have mostly traffic-free access to the old railway cycle path. The current layout allows children relative freedom whilst entering/leaving the estate, which will be lost at this juncture., The extent to which adjacent residents would lose views to nature is disappointing, given the proposed space was, until recently, expected to remain as a POS., 3) Highway Parking, I do not believe the calculations summarised in section 3 of the Transport Statement (TS) reflect the parking provision needed for the proposal. , Assessments within the TS are based on data from the SOAML "Derby 030" rather than the more suitable LSOA "Derby 030F". The former covers a larger area, including much smaller properties than estate where the proposal is situated., The estimated ratio of 1.2 cars per household is far below that of similar properties within the estate, skewed by the assumption that 2 vehicles will be the maximum. As an example, Verona Wy,

has a ratio of around 2.4 discounting garages., 3-4 bedroom properties will create excessive on-street parking without at least 2 driveway spaces per property (not garages) or appropriate on-street parking spaces in the development., Off-street parking in this area is critical, because the adjacent roads (Verona Wy, Sinfin Moor Ln and Lavinia Ct) are usually at/close to capacity. If parking within the development becomes a problem, there is nowhere for overflow parking to go, creating parking/access issues, with subsequent impacts on community and safety., 4) Highway Safety, The new junction is partially unsighted when approaching from Verona Wy, compounded by on-street parking. I am concerned this is an accident risk, as pedestrians/vehicles approaching from the west cannot always see/be seen., The lack of visibility for those exiting 7-15 Verona Wy is a concern, as junction complexity may make an difficult exit worse.

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**Stance:** R - Representation

**Comment:**

As someone who walks past the site daily with a dog and young child it would be good to see the site completed as half the land was built on then the rest left as unkept wasteland., However the access is a narrow road that narrows further to a single track. There are already several cars that park over the footpaths meaning pedestrians have to walk on the road. Each property there already has it's own parking but most houses have 2 vehicles these days and there is nowhere for them to park a second vehicle. Another 40 houses will make this worse not to mention how dangerous it could be with vehicles while the building work is happening. , I'm not for or against the site but could double yellow lines on that section of Sinfin Moor Road and extra communal parking spaces be a condition of this planning application as the canal pathway adjacent is a popular route for dog walkers, families, runners, cyclists, etc. Thank you.

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**Stance:** O - Objection

**Comment:**

I am writing to express my strong objection to the recent planning permission application 23/01371/FUL on Land To The East Of Lavinia Court And North Of Sinfin Moor Lane Derby DE73 5SP due to the alarming concerns regarding the potential increase in flood risk to our properties., , As a resident in the vicinity, I am deeply invested in the safety and well-being of our community. The proposed development, as outlined in the application, raises serious apprehensions about its impact on the local flood dynamics., , It is evident that the potential alteration of the landscape and drainage patterns could have a detrimental effect on the existing flood defenses in the area. Given the recent climate trends and the increased frequency of extreme weather events, it is imperative that we prioritize measures to mitigate flood risks rather than introduce new elements that may exacerbate the situation., , I urge Derby Council to thoroughly consider the potential consequences of this development on the flood risk to our homes. It is crucial that any proposed changes undergo rigorous assessment and that adequate measures are put in place to safeguard our community from increased vulnerability to flooding., , Additionally, I request that a comprehensive flood risk assessment be conducted by independent experts to evaluate the potential impact of the proposed development on the existing floodplain. This assessment should be made available for public scrutiny to ensure transparency and to address the concerns of residents who, like myself, are deeply worried about the implications for our homes and the overall well-being of our community., , I trust that the Derby Council will prioritize the safety and welfare of the existing residents in their deliberations on this matter. Your careful consideration of these concerns is essential to maintaining the resilience of our community in the face of potential environmental challenges.

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**Stance:** O - Objection

**Comment:**

I object to this planning application due to the high levels of traffic this will bring to the area I live in. I have 2 young children and the traffic on the estate causes me a lot of concern at present so to add to the traffic this will bring will, without doubt add to this. My children ride their bikes on Sinfin moor lane and I am highly concerned about their safety should this planning be approved. The road has already had some collisions due to the tight bend on it. To add more traffic to this tiny road is doing to cause more accidents and the likely victims of this will be young children on their bikes. , It is wholly unacceptable to add to the traffic on this estate. , Please carefully consider the safety of young children and adults and refuse this application. , Thank you

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**Stance:** O - Objection

**Comment:**

The planning notice wasn't put adjacent to the Land it is some 100 meters away, therefore not giving the residents of Verona Way or Lavina Court the statutory 28 days notice. Access to the site is limited due to it being on a narrow residential street, in 2006 this piece of land was classed as New Protected Open Space. Why has this been changed? I have a safety concern about this junction of Verona way and Sinfin moor lane as not only an accident waiting to happen but has happened. Children on scooters, bikes, skate-boards and horse' come down the ramp of the old railway bridge at speed and can't stop. Children have hit the bollards and have ended up in the middle of the road in front of cars. Another 41 properties would increase this risk. Dog walkers also often have their dogs off lead which has caused drivers to do emergency stops. We also already have HGV's which often block the road and cars with trailers going to the stables on Sinfin Moor Lane. Then you have the combine harvesters, tractors and trailers going to the fields opposite the stables. Not one of the properties on Sinfin Moor Lanes use the gate on Infinity Park Road for access to there own property, everything come down Verona Way. The junction of Verona Way and Glendevon Way is not fit for purpose now, car cut the junction which has led to a number accidents in the past. Another 80 - 100 cars/vans using this multiple times a day will increase the accident risk. Glendevon Way has no white lines to designate which side of the road to be on. There to be isn't adiquate parking at any of the properties, when Lavina Court was built we raised this same concern and was told the parking was in line with the planning requirement and we now have excessive parking on both Verona Way and Sinfin Moor Lane. This causes the junction view to be blocked from both directions and there has been several near misses. The parking also causes frustration for the current residents when they can't get on or off their own drives. This also affects the access for emergency services and the refuse collectors., The land for the proposed development is currently several meters lower than Verona Way and correctly mitigates flooding in the area, building here could significantly increase the risk of flooding., Lavina Court on not connected to the mains sewers as the sewers on Verona way weren't not big enough to take the extra waste, this meant Lavina court has a tank and sewage is removed by tanker. Is this development going to suffer the same restrictions? If it is, then current residents will have to suffer more tankers using Verona Way. T, The current access to the field was created by the removal of a hedgerow for a funeral reception and the local landowner promised to re-plant it once the funeral had taken place. But then he went on to use it for a family wedding. Both events were never communicated to the residents and caused parking issues and unsociable behaviour.

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[REDACTED]  
[REDACTED]  
**Stance:** O - Objection

**Comment:**

We are disappointed in the poor consultation, there has been none listed on Verona Way, whose residents will be impacted., , Road safety, When Verona Way was built, it was used as access for the 2 or 3 existing properties along Sinfin Moor Lane, farm and stables. This included access for large farm equipment and tractors during harvest season. , , When residents appeal of the Lavinia Court development was not upheld, residents were advised by the Council that the remaining area would be designated as public space. Was there a time limit to this agreement?, , As a resident of Verona Way for over 18 years, we have seen a marked increase in vehicles using the road day and night, since the development of Lavinia Court, a much smaller build than the one now proposed. We have witnessed lorries and large farm equipment struggle to access their location due to poor access along Verona and Sinfin Moor Lane due to width of road/cars parking on roadside. , , We have particularly noticed over the last few years the increase in use of parking on the roadside on Verona Way and particularly at the top of Verona Way near the bend. This means that cars moving up Verona Way towards Sinfin Moor Lane approaching the blind bend, are more often than not on the wrong side of the road and frequently travel with excess speed. , Imagine the increased risk of accidents if traffic were to increase 3 fold - which it will if this build is allowed to go ahead. , , The majority of residents on Verona Way own 2 or 3 vehicles. I'm sure this is likely the case for many streets on this estate. It is therefore very likely that 41 new residences will generate a minimum of 82 more vehicles accessing Verona Way day and night as well as the additional vehicles associated with daily living like visitors, delivery vehicles etc. , , Verona Way does not have central road markings, I assume this is because it was originally designed as a lesser used road - with through access for only 12/13 homes on Verona and Sinfin Moor Lane, including the farm/stables. , Verona Way is therefore narrower than others nearby. , , Was Verona Way originally designed with contingency as the only access road for a further 50+ residences (including those on Lavinia Court)?, , On occasion, we have witnessed cars, lorries and farm vehicles mount the pavement to pass, especially when cars are parked on the roadside. If this build goes ahead, the vehicles associated with a building site and the subsequent increase of large vehicles thereafter will eventually affect pavements and will surely mean pedestrians are at increased risk. , , Noise disturbance, It is very likely that 41 new residences would generate a minimum of 82 more vehicles accessing Verona Way day and night as well as the additional vehicles of visitors, delivery vehicles , This will undoubtedly lead to a massive increase in noise and light disturbance at night as vehicles travel past the front bedroom windows of our family home. , , We are very concerned that this proposal will affect the physical and mental health of our family, caused by the pollution and noise associated with a substantial increase in traffic passing our home. Chellaston is bursting at the seams already, are our roads, services and amenities really up to the pressure of even more people and their vehicles?, , Please consider this information seriously and when making your decision, I ask you to put yourself in the shoes of my family and those others, who will be detrimentally impacted by the building of yet more houses in Chellaston. Please, please do the right thing for the residents of Chellaston.

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[REDACTED]  
[REDACTED]  
**Stance:** O - Objection

**Comment:**

1/ As part of the overall strategy for the development of Chellaston West, the field in question, on the application was designated as dedicated (protected) public open space. The planning application should be rejected out of hand as illegal, The "transport report" describes the land as "underdeveloped scrub" however this obfuscates the inadequate care that has gone into the area to bring it up to the standards of being a "dedicated (protected) open space" as should

have happened due to previous planning promises, 2/ According to the plans, the access onto the development is totally inadequate, without sufficient space for refuse or emergency vehicles, 3/ Considering the local area, the plans appear to be over developing the site and an excessive massing. Particularly there is little consideration given to the flats at the front of the site and their imposition of height on the existing houses and the flat overlooking both the north and west side of the existing built housing estate., 4/ Given the current lack of parking in the local area there is insufficient thought given to parking on the new development. It is totally inappropriate for the developer to expect the existing resident to simply "put up" with car parking overspill onto the existing road, The proposed document "transport statement" presumes that there is "some existing on-street parking" whereas any reasonable person would realise that there is no "on street parking left at certain times of the day and the developer pays lip service to the issue of parking if the extra pressure of household are entertaining visiting guests. There is no mention of the extra pressure of visitors for the development., , 5/ The developer has insufficient experience to be responsible for such a project and "his" previous track record of companies going bust suggests that the local council will be left "holding the baby" should this happen again, 6/ There has been insufficient notice signs and periods given by the developer. There has been just ONE sign put up in the local area and the signs submitted in the plans are the same sign but two pictures from a different angle. This smacks of abuse of process, 7/ Local facilities - the transport document plays fast and loose with the ability of the local facilities to be able to cope with existing demands let alone additional demands, (primary school, secondary school, Medical facilities (facilities already overwhelmed) , The commentary thus , "4.7 The services and facilities provided within the local area enhance the sustainability of the location and provide viable amenities which help to reduce potential demand for travel beyond the locality for future residents of the proposed residential scheme." Smacks of this being a sop to the drive of the local and national governments agenda of "15 minute cities", The report is woefully inadequate and is a gross misrepresentation of the impact on this number of houses and the impact that this will have on the local area

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**Stance:** O - Objection

**Comment:**

I object to the planning application for several reasons. The access road, Verona Way, being narrow and unable to deal with additional vehicles. The access point to the proposed new housing is poorly sited and is considerably higher than the development site, I therefore have concerns for surface water flooding on the site. In addition to this there is a cycleway and pedestrian footpath at this junction and drivers exiting the development site in particular will have difficulty viewing this public right of way. Where Verona Way joins Sinfin Moor Lane there is a 90° corner, people leaving Sinfin Moor Lane will have poor visibility of traffic accessing the proposed site from Verona Way. Currently, this site is a natural haven for wildlife, throughout the year it is used by birds as a source of food, migrating birds such as willow warbler and chiffchaff use this site and the associated trees and bushes for nesting, these birds feed on insects which are plentiful in this area currently. This will be lost if this land is built on.

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**Stance:** O - Objection

**Comment:**

██████████, close to the junction of Verona Way. I wish to outline my objections and concerns to the housing development proposal and plans to Lavinia Court, Chellaston. The plans show 41 dwellings ranging in size, 2,3 and 4 bed properties. Looking at the plans I believe the developer is squeezing as many properties into this plot as possible and not properly considering the access point and width of new and surrounding roads for the extra traffic flow

and parking. Particularly drawing your attention to this being a significant problem during the course of the building works with heavy good vehicles requiring access and site workers needing to park. If each household has 2 or more car's then parking will be a significant issue as already seen to the existing properties of Lavinia Court. The bend where Verona way meets Sinfin Moor Lane is a blind bind and as the plans show the access to the new houses directly straight ahead, I can see this is an accident waiting to happen. The extra risk being that there could be potentially an extra 82 vehicles or more requiring access numerous times a day. The width of Sinfin Moor Lane is not sufficient and the current parking conditions with the current residents already currently pose a problem. The planned junction looks like it potentially will be a hill due to the low level of the proposed developments land. This would make the visibility at the junction even more difficult to negotiate. , I have lived at my property for 17 years, and as I understand it, when the Lavinia Court development was granted (which many objected to), local residents were reassured by the Council that no further development to the land would take place, as the land would be adopted for green open public space. The local residents are extremely disappointed with this and the fact they were not directly contacted about this new planning proposal. Instead, the proposal notice was put up without consultation and in a position likely to be missed by many residents. , Chellastons infrastructure is already exacerbated by other new housing developments and the new road Infinity Park Way. It is increasing difficult to travel out of the estate without hitting significant traffic. Not to mention the increased air pollution to the area. Also, the doctors surgeries are at breaking point and the schools are at full capacity. More housing will only add to these existing problems. There will be a dramatic impact on the environment. This piece of land has been untouched for years. There is a large amount of wild life including foxes, rabbits, birds in the locality which will cease to exist if the development gets under way. There are archaeological foundations in the area such as the old canal and railway bridge, which could be compromised during the building phase should this go ahead as the plans are now., I wish to reiterate for the above reasons I object to this development proposal.

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**Stance:** R - Representation

**Comment:**

, , The Applicant is aware of the Derby Canal route to the west and of its restoration., , , I would ask that the Applicant is made aware (or conditioned) that in carrying out the development it does not prejudice the implementation of the restoration. It would be reasonable to ensure that the Applicant liaises with the Derby and Sandiacre Canal Trust to this effect., , , Secondly, it would be appropriate and reasonable for any s106 agreement to include funds to assist in the restoration. The Trust is currently considering the Chellaston leg of the canal and assistance with feasibility and technical studies would aid the process. Details can be discussed further.

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**Stance:** O - Objection

**Comment:**

Good Day,, I have a number of concerns with this application, which currently leads me to issue my Objection....., , 1) Verona Way and the roads feeding Verona Way are very small and designed to feed the current estate roads only, and would suffer from over-capacity on the average 3+ additional cars per household., , 2) The road into the new development crosses a very busy Public Footpath / Bridleway / Cycle Path that connects Baltimore Bridge to the Route 66 Cycle way., , 3) The road into the new development is sited on a blind 90 degree bend, which will be as equally dangerous for traffic as well as Children., , 4) [REDACTED]

[REDACTED]. My extra concern is how much additional water can I expect to see on my property (David Wilson - existing estate) due to the tarmac-ing and building on this land that is currently naturally draining. I fear it will be a negative effect on my, and other properties., , Thank you, , [REDACTED]

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**Stance:** O - Objection

**Comment:**

The development is on land that when our property was purchased was declared green land and unable to be built upon as it was on waste land that was 'slag' and unstable for build, This planning request contravenes this. , The entrance to the site will present a safety risk for pedestrians and traffic. There has already been a number of accidents on this corner with children, adults and motorised vehicles. This is only increasing this risk. The road, Verona Way and Sinfin Moor lane is not sufficiently wide enough nor constructed with capacity to accommodate the traffic from and additional 40+ dwellings and the transport that this will bring. This is an access area to the cycle path constructed by Sustrans and the additional traffic in construction and post build will endanger these users engages in activity for their health and wellbeing. Linked to this there will be parking issues related to this making the area a further danger to other residents and citizens. Many people park in this area to access the green belt area to the West of this development. This will further present a safety matter., There is a large residential block to be constructed and this will take away the view and also the light in the area. This will impact on peoples well being and aspect. In addition the construction of this site will directly impact on wildlife and nature let alone the environmental impact in a green space leading to another green area., Access to the site is fraught with different levels and this being a moor area will present drainage issues when the ecosystem is changed causing potential flooding and the considerable consequences to building and infrastructure in the surrounds.

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