

From: [REDACTED]

Sent: 17 October 2023 20:37

To: Development Control <DevelopmentControl@derby.gov.uk>

Cc: [REDACTED]
[REDACTED]

Subject: Application Reference: 23/01371/FUL

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Afternoon,

I am writing in regards to planning application 23/01371/FUL. [REDACTED]

[REDACTED]. Whilst I understand and appreciate that more housing in the area is needed I am concerned about this particular development for a few reasons which I would like to bring to your attention.

Firstly, I am concerned that the rapid growth in the Chellaston and South Derbyshire area is having an impact on the local schools as I do not believe that they can cope with the current influx into the area and this is before this development brings in a possible 41 new households. A large number of new houses have been built in Chellaston and the surrounding areas in the previous few years and are continuing to grow, however, the provision for school places are not keeping pace with the rate of new houses.

For example;

- Homefields Primary School has a capacity of 315 but currently has 354 children enrolled in the school
- Chellaston Academy has a capacity of 1650 but currently has 1726 children enrolled in the school

This impacted us when we moved to the area in 2019 [REDACTED]

[REDACTED]. A new high school was supposed to open on Infinity Way in September but has still not broken ground, a primary school that was supposed to be built on the Boulton Moor estate has yet to be built and children are currently attending school in portacabins. An additional 41 houses are going to place significant strain on the already stretched education system which will result in children having to travel out of the area and impact their ability to access learning.

Another concern I have is pedestrian safety as living on Sinfin Moor Lane by Lavinia Court, we observe numerous near misses with pedestrians, especially cyclists and people on electric scooters coming off the path that leads from Cordelia Way Play Area and straight on to the road without slowing down/stopping/looking etc and continuing along Sinfin Moor Lane towards Infinity Way or the public pathways. This will only become worse with the entrance to the new housing development and I sincerely hope that safety measures, i.e. a turnstyle gate or similar is put in place to force pedestrians to stop before they reach the new junctions. Additionally pedestrians continuously walk on the road and on the corner between Verona Way and Sinfin Moor Lane, using it as a continuation of the footpath rather than crossing the road when the path comes to an end

[REDACTED] and this is further confounded by drivers coming around the corner at inappropriate speeds, and the already significant traffic from the farms and properties further down Sinfin Moor Lane.

Parking on Sinfin Moor Lane and Lavinia Court is already a major issue, with people parking there to walk along the canal path, and visitors, plus the fact that a number of houses on Lavinia Court only have one parking space and this forces cars to regularly park on the corner where the proposed junction will be or across driveways causing access issues for residents. The number of vehicles parked on the road will now only increase and further compound the above concerns on pedestrian welfare.

I am also concerned about the privacy for the houses whose gardens currently face the fields that are situated on Sinfin Moor Lane [REDACTED]. According to plans, there will be several two-story apartment buildings situated directly opposite which will give those occupants unobstructed views

into the gardens, dining area, living room, and potentially bedrooms that are all situated at the back of the properties. Whilst a hedge provides some privacy this disappears in the winter months and again will allow residents unobstructed views into their neighbours houses and gardens.

Finally has the ecological impact that this development will have on the local environment been considered? The fields that are involved in the proposal currently have an abundance of wildlife from rabbits, to foxes, and numerous nesting birds which will all become displaced with the development.

I sincerely hope that these concerns will be addressed by the planning application process and/or the council to ensure that near misses don't become incidents or fatalities.

Kind regards

[REDACTED]
[REDACTED]