

Stanton Regeneration Site Frequently Asked Questions

Q1. Who owns the site?

A. St Gobain owns most of the site.

Q2. Why is the site proposed for development?

A. The site has been used for industrial and business uses for many decades, but over recent years, more of the site has become derelict and under-used. Land that is, or has previously been developed on, is called 'Brownfield land'. The Government want to ensure that we use our Brownfield land as efficiently as possible to build on. This is to take the pressure off having to use too much 'Greenfield land' instead. Greenfield land is land which has not previously been developed on, such as agricultural fields and woodland, for example.

The site is also located on the edge of Ilkeston, which means that it is more 'sustainable'. This means that the site is close to existing employment, transport links and community facilities based in and around the town centre. Because of this, the site is often referred to as a 'Sustainable Urban Extension'. Further information on 'Sustainable Urban Extensions' can be found on our main website at:

www.erewash.gov.uk/planning/local_development_framework/nottingham_cor_e_hma/default.asp

The re-development of this sustainable Brownfield site will therefore help us to meet our housing, employment and community facility needs over the next 20 years as required under Government and Regional policy.

Q3. What will be built on the site?

A. It is proposed that the site will consist of two 'walkable neighbourhoods'. This means there will be a mix of homes and businesses, and community facilities: including schools, shops, health facilities, parks and green space, all within easy walking distance of each other. The precise number of homes and businesses to be built is not known at this stage. The type and amount of community facilities will be established through the planning process.

Q4. Who will develop it?

A. The intention is that St Gobain will obtain planning permission and then sell the site to one or more developers.

Q5. When will it happen?

A. Saint Gobain propose to submit an outline planning application to us for consideration by March 2010. Even if we approve this, we then have to consider more detailed plans before anything is built on site.

Q6. What is the Council's role?

A. We are the Planning Authority and have responsibility for making sure that the development is in the best interests of the Borough and meets national and regional policies. We are working with St Gobain to achieve this but we are not a partner in the development.

Q7. Will the Council be given lots of money for allowing this development to go ahead?

A. No. We do not own any land within the Stanton site nor are we a partner in the development. We will collect Council tax from new houses and businesses built, but we will use this to pay for local public services.

Q8. What about traffic and access?

A. Both we and St Gobain recognise the need to improve access to and from the site. We are working with St Gobain, the Highways Agency, Derbyshire and Nottinghamshire County Councils, and Broxtowe Borough Council to look at different transport options. These include cycling, walking, public transport and road traffic. These studies include a technical highway one, which is considering which five potential road options, if any, is required for the site. Once finished we will publish these studies, but as yet no preferred solutions have been established.

Q9. But what about the road that's going to be built through the Green Belt?

A. ***No decision on a new road has been made yet.*** As explained in question 8 above, a technical highway study is currently being carried out. Once this has been completed, we will make sure that its findings are published. An actual decision on whether a road is needed or not, will not be known until the planning application is determined.

All five potential road options involve going through Green Belt land. If a new road is required, it is up to the landowner as part of their planning application, to provide the evidence to explain why we should allow a certain route. We are proud of our policies that protect our Green Belt from inappropriate development and therefore will take any proposals in the Green Belt very seriously.

Q10. Why can't we just have a new junction on the M1?

A. We have been told categorically by the Highways Agency that a new junction on to the M1 at Stanton would not be allowed as it would not be in accordance with Government policy and would not resolve the transport issues in relation to the site, and could cause more traffic problems in the area and surrounding villages.

Q11. How will the public be involved?

A. We want you to have your say on the proposals as they are being developed. We will be required to carry out extensive formal consultation when St Gobain submit the planning application early in 2010. Between now and then, we will make sure that relevant studies are made available to you as they are completed, and publish regular updates on our website and in newsletters. We will continue to talk to you by visiting local Community Forums and Parish Councils.