

To whom it may concern

As a local resident of Stoney Stanton I have given careful consideration to the above proposed project and wish to draw your attention to the following points.

No details have been forthcoming of the present situation regarding unoccupied warehousing facilities in a 20 mile radius of this site however I believe is in the millions of square feet vacant. This information should be available from the affected local council's records.

The proposed development is 'On Speculation' with no confirmed business customers for the whole site. This inevitably will result in construction of buildings that will be unoccupied.

There are already 10 existing or planned warehouse and freight facilities within close proximity.

This area has a low unemployment rate so this development does not support the 'Levelling Up' initiative.

HGV numbers and movements compared to rail indicate this development is mainly HGV distribution and warehousing, hence a prediction that in the region of 17,000 staff movements per day, mostly from outside the immediate area will use local roads for commuting resulting in congestion on the system plus the attendant air and noise pollution that will be generated.

From my local observations the drainage of land in this area is insufficient both in the Burbage Common area and Stoney Stanton where the system is overwhelmed with flooding during wet spells.

There are just so many drawbacks and flaws in this proposed development it would be almost impossible for me to list them all but overwhelming I think that with the world situation as it is, that we, as a country, should concentrate on being as self-sufficient as possible therefore to eat up agricultural land which would be lost forever in terms of food production just for the sake of warehousing to store or distribute goods, mainly from foreign imports with no sign of any manufacturing going on there would be complete short-sighted folly.

Please, I request you to put a complete stop on this proposed development.