



# Woodthorpe Village Community Group Newsletter

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[www.woodthorpevillage.org](http://www.woodthorpevillage.org)

Dear Residents,

You may or may not be aware of a recent planning application that has been submitted to Chesterfield Borough Council (CBC), seeking approval to build houses in the village. This is a major concern for Woodthorpe residents and this newsletter sets out to highlight the detrimental effect that such a development will have on the social, economic and environmental well being of the village and its community and the threat to our village status of which we are justly proud. Woodthorpe Village Community Group (WVCG) is submitting an objection to the proposed development, on behalf of Woodthorpe residents and there are several actions that residents can take to support and strengthen this objection.

## **The Planning Application** - Reference no: **CHE/14/00872/OUT**

Ackroyd and Abbot Homes have submitted a planning application for approximately 75 houses to be built on the fields west of Cranleigh Road, Woodthorpe. Residents whose properties border the site of the proposed housing development have received a letter of notification and a plan of the site.

All documents relating to this application, including site plans, reports, flood risks etc. can be viewed on the Chesterfield Borough Council's website, under 'planning applications'. You will need to type in the above reference number to access details of the plans and also to see copies of objections that have already been submitted by several local residents. The plans are also available to view in office hours at the Customer Service Centre, 85 New Square, Chesterfield S40 1SN.

## **The Basis of WVCG's Objections to the Proposed Housing Development**

The WVCG is not opposed to progress or development, provided that it is right for the area and the community it serves. We don't believe that more houses will benefit Woodthorpe in any way. In fact in the proposed area for development it will have a detrimental effect. Consequently, our submission to Chesterfield Borough Council is based on the following reasons:

1. **If CBC approves the plans it will be setting a negative precedent for any future planning proposals** both locally and for the Borough as a whole. CBC's own Local Plan will be undermined and delivery of its Core Strategy proposals for Woodthorpe and Mastin Moor will be under threat. The green fields, surrounding Woodthorpe, which define it as a village, will be vulnerable and a ready target for other housing proposals.
2. **The proposed development is unsustainable because it would bring unmitigated harm to our village; our community and the wider Borough.** According to national planning policy, all new developments must be sustainable by benefitting the social, economic and environmental status of the local community and area.
3. **It is an unsound basis to deliver housing in an environment which is highly susceptible and likely to change from local and national influences** (For example HS2) CBC's Local Plan is as yet incomplete and there is no guarantee that the end product will be attractive to current residents and future house buyers.
4. **The proposals make no reference to the potentially harmful impact on the community and the environment or to any offer of compensation to current householders** who will be affected, socially, economically or environmentally by the development. The proposed development is unsustainable. Threats to privacy, local services, mobility, security and the environment and wildlife will be compounded. CBC will be exposed to certain liabilities if planning is granted.
5. **Unwary families and home buyers, seduced by the current tranquillity, will have no grounds for compensation when the impact of the high speed rail development becomes a reality. The estimated 18 trains per hour will be adjacent to the new houses. HS2 Ltd. has publicly laid out its intentions to develop the route through this particular area of Woodthorpe.** The principles of any council, when aiming to attract and welcome new resident to an area should be based on sound knowledge, common sense and common decency. These principles are jeopardised if CBC approves the development. The submitted plans place houses within the most severe HS2 impact zone that exists anywhere in the Borough east of the Doe Lea River. It is an area of uncertainty and any subsequent liability must lie with CBC.

6. **The proposed development will frustrate HS2 Ltd's stated intentions to address issues relating to the visual and audible impact of HS2.** Proposals to plant trees between current homes and the railway, to improve the visual aspect for residents and to nullify the sound impacts will be thwarted if the Council allows houses to be built on the land earmarked for soft planting and landscaping. The village will extend to the boundaries of HS2 and the treasured green spaces and wildlife will be lost forever.
7. **The development will frustrate the positive dialogue that still continues after three years between Councillors, Officers, the Planning Inspectorate, MPs and the communities of Woodthorpe and Mastin Moor about the best future for these communities and their villages.**
8. **It is an invalid application lacking supporting information.**

#### **What can you do to help?**

WVCG's submission will address the technical aspects of the plan in terms of planning irregularities and unsuitability. An equally powerful statement can be made by residents who can bring personal knowledge and experience of the village and how the development will have a negative impact on their daily life. For example current difficulties getting through the village at busy school times, which will be made almost impossible with an increased number of necessary cars, which will accompany the development. Wild life, tranquillity and dog walking routes may be threatened. Village schools are not equipped to take additional children. Mums may find themselves with a lengthy commute to schools in other areas. There are many and varied reasons that villagers will have for objecting to the new development. You can support the campaign in several ways:

- ◆ **Write a letter objecting to the development – MAKE SURE YOU SUBMIT BEFORE 28<sup>th</sup> January 2015**  
This will have the most impact. Each person who sends in an individual objection will be invited to meet with Planners to put forward their points of view. It would make an interesting meeting if half the village is in attendance. The letters can be very simple. Guidance on letter format and things you may want to object to is available on the village website. There are lots of suggestions. Any member of the WVCG group will be happy to support and advise if the website is not an option. ( [www.woodthorpevillage.org](http://www.woodthorpevillage.org) )

#### **Objections should be sent to:**

Sarah Kay  
Planning Service  
Development Management  
Town hall  
Chesterfield  
Derbyshire S40 1 LP  
And/ or email: [planning@chesterfield.gov.uk](mailto:planning@chesterfield.gov.uk)

- ◆ **Sign a petition**  
Volunteers are currently visiting each house with a petition objecting to the development. We need as many signatures as possible from each household. This might be from residents as well as family, friends and carers who visit the area. If you know that you can get additional signatures, please ask for a sheet. We will call and collect it when it is completed. **(01246 476640)**
- ◆ **Sign an e-petition**  
An e- petition is also available on the village website or on the link below. It takes a minute to enter your name and is a quick and easy way to support. If you don't have access to the site we are able to facilitate that if you let us know. **(01246 476640)** We suggest you sign both kinds of petition.

<http://epetitions.direct.gov.uk/petitions/73636>

Please support this campaign. We need to make our voices heard if we are to have any impact on the future of our village, the community and the inheritance of our children. We need to preserve our boundaries and the green fields which define them. We appreciate your continuing support.

From the WVCG team