

## **WVCG - OBJECTION DISCUSSION DOCUMENT**

**APPLICATION NO:** CHE / 14 / 00872 / OUT

**PROPOSAL:** OUTLINE RESIDENTIAL DEVELOPMENT ON 3.66 HA. OF LAND FOR UP TO 75 DWELLINGS INCLUDING MEANS OF ACCESS.

**LOCATION:** LAND AT CRANLEIGH ROAD, CHESTERFIELD, DERBYSHIRE.

**APPLICANT:** AKROYD AND ABBOTT HOMES

WVCG believe that the following is correct:-

- The deadline for objections is 28 January 2015.
- Objectors have the chance to speak to Planning Committee and WVCG recommend that you do.
- Objections should be forward to :-

Sarah Kay  
Planning Service  
Development Management  
Town Hall  
Chesterfield  
Derbyshire S40 1LP

- Planning Committee must judge the application against Local Plan Policies and give weight to National Planning Policies.
- The Borough has failed to allocate a 5-year housing land supply but other relevant Local Plan Policies are not out-of-date and should outweigh that failure.
- National Planning Policies do not require Local Authorities to abandon their Local Plans and the aspirations of their citizens just because the 5-year housing land allocation target has been missed.

Where local knowledge supports them, WVCG believes that the following harmful consequences of the development would be valid grounds for objection. In WVCG's opinion, granting planning permission for the development will:-

- Increase the number of residents who are forced to find money to own and run a car to reach the jobs, shops, public services and entertainment and leisure facilities they need.
- Increase the proportion of the local housing stock that excludes people who cannot afford to own and run a car.
- Increase the length of local bus queues and further reduce the availability of public transport to local people.
- Destroy public perceptions of Woodthorpe as a small village because the proposal is very prominent within the view of Woodthorpe that most people see.

- Destroy the visibility of an historic village boundary that until now has been carefully preserved.
- Carry urban development across the Estate Farmland buffer to the very edge of Riverside Meadows that form the setting of the River Doe Lea.
- Make Woodthorpe's identity as an Eastern Village questionable.
- Spoil the farmland setting of the Woodthorpe quarry which is a local landmark.
- Spoil the pattern of the Borough landscape which consists of settlements that become smaller as distance from Chesterfield increases.
- Spoil views of Woodthorpe which most people see from the A619.
- Destroy wildlife habitat that is home to birds and animals and rare plants.
- Destroy the foraging territory of wildlife species including protected species like newts that are known to use breeding sites beside the site, both inside and outside the built up area of Woodthorpe.
- Increase traffic congestion problems inside the village on the A619 and on the M1.
- Increase the commuter population of the Borough who work and spend money outside the Borough rather than inside it to the detriment of Borough businesses.
- Increase the risk of flooding including flooding into low-lying gardens beside the site that suffer from existing surface run-off when the heavy local soils are water-logged and the local stream breaks its banks.
- Increase pressure to build school classrooms on Woodthorpe's only playing field.
- Increase the number of families whose ability to meet their needs conveniently depends upon an absence of snow and ice because proposed estate roads are just as steep and exposed to the weather and shaded by buildings which block the warmth of the winter sunshine as existing streets within Woodthorpe are that present this problem to their residents.
- Reduce and / or block natural light and sunshine from reaching west-facing gardens, conservatories and windows that overlook the development site and increase dependency upon artificial light especially in the darker winter months.
- Reduce the tranquillity of homes and the village by bringing increased levels of noise vanishes.
- Reduce the special quality of the place and local life by replacing birdsong with domestic noise after construction noise is past.
- Reduce the character of Woodthorpe as a special place to live, impoverishing housing choice in the Borough.
- Reduce privacy for residents who have accepted short back gardens facing the development sites because they respect the historic western village boundary and because farmland presents no threat to privacy.
- Increase local fear of crime because criminals who are currently exposed to view if they attempt to break into gardens that face the site will be screened from wider public view and will be given the cover of 'anonymous access' by new buildings and back gardens abutting existing village boundaries.
- Increase anxiety amongst local people who already suffer from uncertainty imposed by HS2 by building homes that will channel and magnify incident noise from HS2 onto existing homes.
- Increase the fear of the impacts of HS2 by reducing the scope for HS2 Ltd. to plant trees to mitigate impacts on existing homes.
- Subject new families to the intolerable anxieties that persistent uncertainty about HS2 is causing to existing residents – anxieties that will be amplified by

knowledge that their prospects of relief are worse than those of existing residents.

- Increase incidents of road-rage on local streets as traffic congestion is made worse.
- Reduce the credibility of the Borough Council that has pledged in its Local Plan to reduce car dependency, to defend important open landscapes and to do its utmost to help the village and community of Mastin Moor. Failing to prevent over supply in the local housing market will undermine the ability of new development attached to Mastin Moor to support regeneration inside that village.
- Reduce the credibility of the Planning Inspectorate that has already dismissed the challenge raised by this proposal to extend Woodthorpe to the West.
- Reduce the credibility of the Borough Council as a consistent decision-maker because it recently refused planning permission for a much smaller, much less prominent housing development between Woodthorpe and Netherthorpe, on the Bridle.
- Endanger other important open countryside across the Borough by setting a very dangerous precedent for house-building on open Greenfield sites.
- Destroy a prominent Greenfield site.
- Destroy some of the best, most versatile and productive farmland in the Borough that the Local Plan has promised to protect.
- Make deprivation worse by putting more pressure on local public services and facilities than the development cannot possibly relieve.
- Increase the carbon footprint of the Borough to a needless and disproportionate extent.
- Increase air-quality problems by increasing traffic and traffic congestion on local roads.
- Encourage unhealthy lifestyles because the remote location of the development site will discourage cycling and walking to work, to shops, to public services and to leisure facilities that people need.
- Increase the number of homes that are at risk of mining subsidence.
- Increase the threats that traffic poses to public health and safety.
- Increase the hazardousness of local roads and footpaths by increasing traffic levels that will especially endanger children.
- Increase the nuisance of light pollution for families used to getting a good night's sleep.
- Destroy the pleasant open aspect of back gardens and replace it with an oppressive degree of enclosure that is alien to village life on the margins of open countryside.
- Impose brand new problems caused by overlooking neighbours and overbearing structures where they have never been features of local life before.
- Increase disturbance from strong prevailing westerly winds by funnelling and accelerating those winds between randomly placed houses.
- Increase the number of houses in the local housing stock that exclude families with mobility difficulties because estate roads serving them are too steep for wheelchair users.
- Degrade a special landscape by imposing an inappropriate and non-descript housing estate dominated by cul-de-sacs which by its design proves that there is no possibility of creating good urban design in such an unsuitable location.

- Put houses in the wrong place where they are not needed and not welcome instead of putting houses where they are urgently needed which is in an extension of Mastin Moor.
- Contribute nothing to improving walkways and bridleways in Woodthorpe.
- Reduce the pleasantness of Woodthorpe's footpath network by increasing traffic levels and congestion alongside it.
- Reduce the credibility of the Borough Council as an authority committed to upholding the wishes of local people and the investment local people have made in paying for a sound Local Plan that opposes inappropriate development such as this proposal is.
- Increase local problems of traffic congestion, car dependency, shortage of school places etc. which local people know depress local house prices and the attractiveness of Woodthorpe to homebuyers and therefore increase reasonable doubts that the development will be profitable and successfully built.
- Expose the developer to unknown levels of business risk because local people know that whether or not HS2 is built uncertainty about it is harming the local housing market and threatens the profitability of the proposed development.
- Harm the credibility of the Borough Council which is supposed to base its decision on reasonable prospects of housing delivery because until the question of HS2 and its environmental impact is settled uncertainty about its impacts on the local housing market stubbornly remains and cannot reasonably be dispelled.
- Expose the Borough Council to legal challenge for having made a decision without due regard to its Local Plan and key policies within it that are not out of date.
- Expose the Borough Council to legal challenge for having abandoned the good sense of its Local Plan, despite knowing that uncertainty about HS2 itself undermines certainty about the profitability and deliverability of the proposed development.
- Permanently discourage local people from engaging again with officers and the Local Plan process in the future by destroying at a stroke all the progress that has so far been achieved by local communities in Woodthorpe and Mastin Moor who have been working hard in partnership with each other and with officers to build a positive vision for their part of the Borough that depends upon keeping the development site open.
- Encourage developers across the Borough to ignore the wishes of local people and to make no effort to engage with local communities or community groups.
- In addition, the applicants and their agents do not to our knowledge live in Woodthorpe, Mastin Moor, Lowgates or Netherthorpe. Accordingly they do not know as much about local conditions – such as the importance of keeping local landscapes open; the fear and uncertainty that HS2 has brought to people's lives and the housing market and; the growing incidence of road rage that growing traffic congestion has brought – as local people do. WVCG and other community groups have a high public profile and yet the applicants and their agents have not to our knowledge made any attempt to engage with any local person who will not profit from planning permission being granted. The multiple assertions that accompany the application should be accorded no weight where they contradict local knowledge.
- Local people resent being told that others know better than they do, what is good for them or what will not do them harm. Despite their bad start, WVCG invite the applicant to withdraw this ill-conceived application and to meaningfully engage

with the Local Community. This is clearly in the applicant's best interest and officers who – in accordance with local and national policy – should already have encouraged engagement with the local community should repeat that encouragement now.