ALDERWASLEY PARISH COUNCIL

[redacted]

Email: clerk@alderwasleyparishcouncil.org.uk

Mr M Penford
Planning Officer
Amber Valley Borough Council
Town Hall
Market Place
Ripley

2 June 2022

Dear Mr Penford

AVA/2022/0032 - Construction of 12 no. Timber Cabins within existing woodland for the sole use of holiday lets with two cess pits and solar panels at Wiggonlea Plantation, Jackass Lane, Alderwasley

Alderwasley Parish Council wish to **OBJECT**

The siting of 12 timber cabins within Wiggonlea Plantation would constitute development in the unspoilt countryside. There has already been removal of trees and construction of the road access within the site prior to the submission of this application with the consequent loss of natural habitats and species. This will have harmed wildlife namely owls, foxes, badgers, woodpeckers, hedgehogs, insects, butterflies, moths and bats. Alderwasley Parish Council are dismayed that the clearing of areas to create space for this development has occurred in the Queen's Platinum Jubilee year when we have all been encouraged to plant for the Queen's green canopy. COP26 mandated us to plant more trees, this development is destroying a plantation.

We challenge the Design and Access Statement that states that Jackass Lane has "*very little traffic apart from the occasional agricultural vehicles and a handful of local residents".* We observe that there are times of the day when Jackass Lane is a rat run for people from the villages to the west of Alderwasley using the lane to access the A6 often travelling at speeds not suitable to such a narrow, windy road. Large farm vehicles use the lane and the milk tanker goes up and down twice daily. We believe a collision on exit from the plantation would be very likely. If a splay were to be created as suggested by DCC the stone walls will have to be taken back further into the plantation with further loss of trees.

We have concerns re the sinking of a borehole to supply water to this site and the effect it will have on the water table and the water supply of the adjacent 2 farms and 8 dwellings in the immediate vicinity. All these rely on the local springs; drawing water for the daily use of 38 persons could have a severe adverse effect on the local springs and some may indeed dry up. A person uses on average 152 litres a day therefore the demand of this site could be 5,,776 litres daily.

We also have concerns re the use of cess pits as in times of high rainfall these could overflow and contaminate the local water supply. We note drawings are also included for an alternative water treatment plant; this would require outflow pipes which would lead to destruction of the roots of surrounding trees and their likely subsequent death.

Solar panels are planned for the generation of electricity for the site. We believe further trees would have to be felled or cut back to reduce the tree canopy so light gets to these solar panels.

To make way for the positioning and final location of the planned 12 cabins further tree clearance will be necessary and to provide services to these cabins, trenches will have to be dug throughout the site with further destruction of the tree roots and subsequent loss of trees.

There are already a large number of locations available for tourists within the Parish of Alderwasley, namely

- Hankins Farm which holds festivals
- The Old Garage (Tannenbaum) camping and glamping site with additional shepherds' huts
- Blacksmith's Barn with 3 lodges and shepherd's hut
- Merebrook homes
- Haytop Caravan Park
- 4 pods on Whitewells Lane
- Numerous barns converted to holiday lets

At weekends in the summer the ratio of tourists to residents can be approximately 3:1. This is an inappropriate development in a woodland area adjacent to the buffer zone of the World Heritage Site, Special Landscape area and very close to an area of Special Scientific Interest, namely Shining Cliff Woods.

Yours sincerely

Rosemary Bridges
Clerk