

RE: AVA/2022/0141 - Land Adjacent to Alfreton Golf Club Wingfield Road Alfreton Derbyshire

Outline application with all matters reserved for residential development for over 55s for 240 residential units (C2) with associated ancillary commercial and support units / uses to include Restaurant, Café, Convenience Store, Beauty Salon, Building site management facilities, Care operations facilities, Surgery and Clubhouse (this is not in accordance with the Development Plan)

Dear Planning Officer,

We write to formally object to the proposed development as detailed above.

The submitted South Wingfield Parish Neighbourhood Plan 2020-2035 (April 2021) was formulated with policies designed to attempt to maintain, protect and enhance our heritage, landscape and community facilities as well as supporting local businesses. The Neighbourhood Plan was recommended following Independent Examination and passed local referendum with a resounding 94% in favour, as such, full weight must be given to any planning applications.

During the public consultation period of the Neighbourhood plan, the community were clear when they said what was important or very important about the environment; 97% access to the countryside; 89% being a rural Parish; 96% keep and enhance rural and historic nature of the Parish; 98% keep and improve open/green spaces; and 89% improve footpaths and bridleways.

The Parish Council find that this development is in direct conflict with many of the provisions of the South Wingfield Neighbourhood Plan NPP1, NPP2, NPP3, NPP5, amongst others, in that:

- It seeks to extend the built environment of Oakerthorpe over a previously undeveloped green field site.
- It is a major scheme and therefore conflicts with Community Objectives 1, 2, 4 & 7.
- It seeks to significantly change and alter the natural landscape to the approach and surroundings of Oakerthorpe by an urbanised development of little merit in design and form – it should be noted that if approved the size of residential Oakerthorpe would more than quadruple.
- Would harm the setting of both a Grade II building (the Peacock Inn) and that of the historic setting of Wingfield Manor
- It would eliminate the settlement Gap between Oakerthorpe and Alfreton making Oakerthorpe an extension of Alfreton. The impact of this application should be considered alongside the impact of application AVA/2018/0978, a development of up to 40 houses which is currently under construction.
- There is no provision for affordable housing.
- This application would see a walk along footpath 53 from one set in open countryside turned into a walk within a housing development.

- There is real concern as to the significant damage and or disruption that will be visited on the biodiversity of Oakerthorpe Nature Reserve, which is currently a tranquil place. Our concern extends to both the construction phase and its developed form.

Notwithstanding the concerns noted above, the planning officer should be aware that there is a lack of local and public services to support this development with the bus service being infrequent and limited. There are only three services which operate to connect Oakerthorpe to Alfreton and Matlock – numbers 140, 142 and 150.

Service 140 from Matlock picks up in Oakerthorpe at 10.47. 12.47. 15.47 17.47. 19.31. There is no Sunday service.

Service 142 operates only at 10:20 & 13:55 on some weekdays and 16:35 Saturday. There is no Sunday service.

Service 150 from Matlock picks up in Oakerthorpe at 8.09. 9.05. 11.15. 15.00. 17.05. One service at 16:15 Saturday and there is no Sunday service.

The Parish Council are concerned that the bus stops, which are located east bound at Furlane Ends, Golf Course and Wingfield Park Road and west bound at Wingfield Park Road, Golf Course and Furlane Ends, would force residents of the retirement village to walk significant distances and cross the A615 which is an already extremely busy, national speed limit classified road.

What we find to be more likely, given the lack of an adequate public transport service, when combined with the location of the bus stops, is imposing the use of motor vehicles as a matter of necessity making this neither a sustainable location nor development.

Further, the pedestrian route into Alfreton is alongside an exceedingly busy main transport route along narrow pavements in open countryside. These conditions make such a walk for elderly or vulnerable persons during dark evenings or mornings potentially very dangerous and this application fails to make any mention of the issue of public safety.

The Parish Council are equally concerned about application AVA/2021/0948 a proposed development of 53 houses, separated only from the proposed application site for AVA/2022/0141 by 1 field and the A615.

We would ask the planning officer to consider that the Council's updated Housing Land Supply review confirms that:

“The identified 5 year requirement from 1 April 2021 to 31 March 2026, applying the standard method, is 1,975 additional dwellings. This reflects an annual requirement of 376.19 dwellings, plus a necessary 5% buffer to ensure choice and competition. Taking into account the number of dwellings expected to be completed on those sites with planning permission as at 1 April 2021 (excluding those on small brownfield sites (under 10 dwellings) in respect of which a windfall allowance is made, based on past completion rates) and applying a discount for the estimated rate of lapsed planning permissions, based on past lapse rates, the identified five year supply from 1 April 2021 to 31 March 2026 is 2,888 dwellings (578 per annum). This equates to a supply of 7.31 years”.

We are further concerned as to the effect that this development will have on the significant issue of flooding in the area. Specifically, we are concerned as to the effect of run off from the site, which at 120m elevation at its central point will feed into Oakerthorpe Brook, eventually feeding into the River Amber which is at 80m elevation.

Flooding around South Wingfield Church and beyond is a constant problem and one that the Parish Councils Flood Defence Committee is working hard to resolve. We do note the holding objection placed Derbyshire County Council Flood Team in that they have recognised that there is a need for the developer to do a full drainage submission for this application.

To conclude, and for the reasons set out above, South Wingfield Parish Council believes there is simply no need to develop on this location, a greenfield site, and as such we object in the strongest possible terms having concluded that the significant harm detailed above is by no means demonstrably outweighed by public benefits.

South Wingfield Parish Council respectfully ask that planning officer recommends this application for refusal.

Yours sincerely,