[redacted]

Application details:AVA/2022/0711

Application for permission in principle for two dwellings**Are you a councillor?**No**Do you want the comment you are about to submit to be shown on our website?**

[redacted]**Address:**Crich Parish Council
Glebe Field Centre
Glebe Field Close
Crich
Derbyshire
DE4 5EU**Contact number:**01773853928**Email address:**clerk@crich-pc.gov.uk**Name of organisation (if applicable):**Crich Parish Council**Do you wish to object?**Yes**Grounds for objection:**OBJECTION Reasons:
The proposed development is contrary to the Crich Parish Neighbourhood Development Plan in the following respects:
The proposed site is contrary to Policy NP1 which states development needs should be met within the settlement development boundaries. The site is outside the Settlement Development Boundary.
The site is contrary to Policy NP2 which requires land outside the Settlement Development Boundary to be treated as open countryside, which will be protected for the sake of its intrinsic character and beauty.
The site is contrary to Policy NP2 as it lies within the protected Green Gap between Fritchley and Bullbridge where development should not occur.
The proposed development would be in a highly prominent position and significantly harm the openness of the landscape character. The site is identified as of high sensitivity in the latest AVBC landscape evaluation undertaken by Wardell Armstrong. The proposal is contrary to Policy NP3 in that it will represent a significant visual intrusion into the landscape setting.
The assessment is in conflict with Policy NP9 as avoidance of harm to important habitat is not demonstrated.
The site is accessed from Bowmer Lane which is a narrow single carriageway with no footways. The lack of turning facilities means the refuse collection lorry has to back the full length of Bowmer Lane, over several hundred metres, which is a route used by pedestrians including children walking to school. Additional traffic flow on Bowmer Lane including delivery vehicles represents a highway danger.

Bowmer Lane is accessed via a grossly substandard highway junction adjacent to Home Farm which offers no visibility whatsoever.**General comments:**

GDPRTick this box to confirm that you have read and understood the above: True