





**From:** [Redacted]  
**Sent:** Tuesday, January 2, 2024 2:49 PM  
**To:** Development <[development@ambervalley.gov.uk](mailto:development@ambervalley.gov.uk)>  
**Subject:** AVA/2023/0764



Good afternoon,

I'm writing regarding the above outline planning application, for up to 185 new dwellings on land West of Chesterfield Road, Alfreton, Derbyshire.

I strongly object to this planning application and [Redacted]  
[Redacted] I am very concerned over the harmful impact it would have across a large swathe of valued local landscape, across Shirland and Alfreton.

Looking at the proposed application, it is incredibly concerning to see the plans for 185 new homes to be served by a proposed access onto Chesterfield Road (what is known locally as Alfreton hill). This is already a very busy road and main arterial route, so the proposal to add an additional 185 houses on to it, with all the additional vehicular movements this would generate, is entirely inappropriate. This has been recognised by the statutory consultee highways comments. This main A61 road already suffers from congestion issues, and as all the new homes would always need to either go into Alfreton or, more likely given the natural pinchpoint that would occur when turning right out of this proposed development, the majority of the new vehicular movements would be towards Shirland/Clay Cross. These proposals would therefore have a severe detrimental impact on the surrounding road network and traffic.

In a similar way, infrastructure in this area is already under strain as a result of previously approved speculative housing developments in this surrounding area. Alongside the mentioned highway impacts,

this further speculative proposal would place inappropriate additional burdens on local schools and health services, but also on drainage and flooding risks. There is already an ongoing issue of surface water and flooding in this area, which the proposed attenuation pond would do little to alleviate and, from its proposed location, I would be concerned would actually increase the risk of localised and highway flooding at the lowest point on this key road and area.

Whilst I note neighbouring North East Derbyshire District Council sadly haven't formally objected to this planning application, this is not representative of local views, nor indeed of their previous concerns expressed on this site as part of their formal consultation responses to Amber Valley Borough Council's draft Core Strategy development consultations. In these previous responses, they had raised concerns that this site, or a strategy of additional allocations in this part of Alfreton, would place strain on infrastructure in bordering Shirland and North East Derbyshire, and would not be in accordance with North East Derbyshire District Council's adopted Local Plan.

Moreover, I also object to this application as a result of the severe harm it would have on a very visible and locally valued part of the countryside and local landscape, the harm from which would be seen particularly from the area I represent in Shirland. Due to its high proposed location on sloping fields off Alfreton hill, this new development would be highly visible in the surrounding area and would cause severe harm in concreting over a valued green area which contributes to the wider rural feel exiting Alfreton and buffering the gap between Shirland and Alfreton.

This surrounding area and landscape was previously the subject of a thankfully refused application for a large scale solar farm, under AVA/2020/1224. In dismissing the appeal on this refusal (APP/M1005/W/22/3299953), the Planning Inspector recognised the high visibility and valued transition character of this area, and rightly objected to the provision of a solar farm and associated panels; the houses proposed on this site would have an even more severe impact and be more harmful. The inspector on the solar farm concluded that proposal would "be significantly out of character" [and] "dominate an attractive valley landform". The same applies equally to these proposals.

This application is also contrary to both current and proposed planning policies and strategies in this area. It is not a proposed allocated site in Amber Valley's emerging Local Plan, and it is not in accordance with the spatial strategy that plan is pursuing. Indeed, in 2021, Amber Valley Borough Council consulted on alternative spatial strategies for their new planning policies. As part of this, the specific option of distributing more housing in Alfreton, and particularly in the area proposed through this application, was considered. I objected to this at the time for the same reasons outlined, and it should be noted these proposals received the least support from the hundreds of consultation responses received; they are therefore clearly not in line with local wishes or needs.

Alfreton has already seen significant housing growth elsewhere in the town, and Shirland has also seen significant growth over and above that which it was allocated in adopted planning policies. This further significant extension would overwhelm that.

Therefore, this application is completely inappropriate and would have severe harm on the surrounding area, as well as setting a dangerous precedent. I strongly urge the Council to refuse this application.

Kindest regards,



