

12 Ashlands Close
Sutton in Ashfield
Notts
NG17 2GL

30 June 2021

Dear Sir/Madam,

Land off Ashland Road West
Planning Application V/2020/0184
Planning Appeal W3005/W/21/3274818

We wish to object to the above mentioned on the following grounds:-

1. Although the land upon which the development is proposed is not part of Brierley Forest Park Local Nature Reserve, it is by virtue of its location and form crucial to the setting of the Park. To be more specific, the Park in this area slopes upwards to the north and the adjacent development site slopes upwards to the south. Consequently, the valley setting of the Park would be entirely compromised by the scale and type of housing development proposed. It would seriously impact the views out of the Park, particularly from the high ground, and the views into the Park from Ashland Road West. The impression of open space currently enjoyed by Park users, particularly those walking towards the Visitors' Centre from the Ashland Road West entrance and around the pond would be replaced by proximity to residential development with all the noise and visual intrusion it would bring. To better understand the noise impact, one needs only to spend time during a summer weekend adjacent to the existing two storey residential development alongside the Park near the Oval entrance where radios and TVs can be heard for some distance through open doors and windows.
2. The development of housing up to the boundary of the park with the consequent proliferation of house cats would adversely impact on the wildlife in the areas closest to the development. This would include the skylark nesting sites in the heathland across from the development and the fenced duck breeding area alongside the pond. Skylarks are of course on the RSPB's red list and are one of the Park's success stories against the national trend of sharply diminishing numbers. Although the RSPB web site states that despite the large numbers of birds killed there is no scientific evidence that predation by cats in gardens is having any impact on bird populations UK-wide, it does stress that cat predation can be a problem where housing is next to scarce habitats such as heathland, and could potentially be most damaging to species with a restricted range.
3. Brierley Forest Park is a valuable and much used local environmental resource. It is a haven of peace and quiet which it achieves through its distance from the edge of the urban area currently delineated by Ashland Road West. The latter provides a much more suitable boundary for the urban area than would the Park. Indeed, the land in question was classified as 'Countryside' in the former Ashfield District Plan and would still have this classification today if the preparation of the Council's replacement Local Plan had not been so mismanaged by a former administration that the draft has had to be withdrawn. Surely the Council's intentions and the wishes of local residents should count for something in this age of 'localism'. In addition, the land owner's previous attempt to have the land

designated for housing was rejected by an independent Inspector following the Examination in Public phase of an earlier Local Plan. The developer is being entirely opportunistic in submitting a planning application during the current hiatus between Local Plans.

4. The scale and type of housing proposed is completely out of character with such a sensitive location. The 300+ houses now proposed is the most that have ever been proposed for the site so it is clear that the current applicants have not drawn any lessons from the rejection of previous applications. One can only assume that despite all their good words their agenda is entirely profit driven. Their intention to build two and three storey houses takes no account of the existing development in the area which is almost entirely of bungalows which better fit the location. In these terms a development of two and three storey houses shoe-horned into the site would be completely inappropriate despite complying with planning densities.

5. We would also question the need for the development at this time. There are a considerable number of housing sites in North Ashfield already being developed or earmarked for development and in the main these are brownfield sites. Take up of these sites appears slow and to develop such an important greenfield site as the one off Ashland Road West before exhausting all the brownfield sites in the area is perverse. The local community has invested a considerable amount of time and effort in helping the District and County Councils make the Park the success it is today yet it appears that this success has served only to attract the scale of development now proposed. It may not be relevant but it is nevertheless interesting to note, that no one was interested in developing the Ashland Road West site when it lay adjacent to the colliery spoil heap from which the Park was created.

Yours sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is 'Dale' followed by a stylized 'M' or 'Oscroft'. The signature on the right is 'Julie Oscroft'.

Dale and Julie Oscroft

From: Mrs A Churchman

Address: 14 Norwood Close
Sutton in Ashfield
NG17 2EZ

✓

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

I would like to express my strong objection to the proposed MAJOR DEVELOPMENT, and yet another attempt to build 300 plus dwellings on the land between Brierley Park and Ashland Road West.

We would also like to point out that this specific area of land has been confirmed as being part of the countryside policy EV2, as set out in the Ashfield Councils Local Plan Review 2002 and updated in 2007. Section 3.55 protects this area from being developed.

The existing road infrastructure is also a major concern. Already many residents experience daily traffic congestion along Ashland Road West, Sutton Road, Huthwaite Road and Common Road. The addition of this application will increase the traffic to around 600 additional vehicles and, in some cases, multiple vehicle movements. This will only create more problems for our local road infrastructure.

Any development on this land would inevitably increase potential local flooding for the existing residents, who have suffered enough on several occasions in the past, as the concreting over of this field will affect the natural soak away of excess water in periods of torrential rain, which are becoming much more frequent,

Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

I would express concern with regard to how the local health and education services would cope with the increased population of a development this size.

Yours Sincerely

A Churchman

ARW BW 006B

From: MR A W BOLAM

Address: 2 PARKWAY
SUTTON IN ASHFIELD
NG17 2HL

✓

Dated as per email

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

SUBJECT: BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

.....
.....
.....
.....

Yours Sincerely



ARW BW 006B

From: Alan Allwood MBE

Address: 8 Notwood Close
Sutton-in-Ashfield
NG17 2EZ

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

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REF W/3005/W 21/3274818

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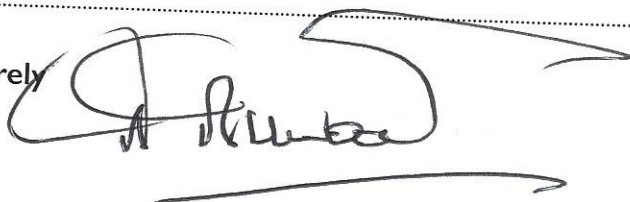
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Further points I would like to raise,

See Attached

Yours Sincerely



ARW BW 006B

8 NORWOOD CLOSE,
SUTTON IN ASHFIELD,

NG17 2EZ.

25 JUNE 21.

DEAR SIR,

RE THE ATTACHED APPLICATION.

WE URGE YOU TO CONSIDER THE STRENGTH OF OPPOSITION TO THIS. REFUSED PREVIOUSLY, WHAT HAS CHANGED. ANSWER NOTHING, SO WHY SHOULD A FRESH APPLICATION EVEN BE CONSIDERED.

OUR COUNCIL LEADER, ITS COUNCILLORS, ITS PLANNING COMMITTEE ALL ROBUSTLY SUPPORT THIS GREEN SITE REMAINING GREEN, AS OF COURSE DO WE LOCAL RESIDENTS.

WE HAVE NO SCHOOL PLACES AVAILABLE IN THE AREA, MEDICAL CENTRES ARE OVERLOADED WITH PEOPLE WAITING WEEKS FOR APPOINTMENTS. LOCAL INFRASTRUCTURE COULD NOT COPE WITH THE INTRODUCTION OF HUNDREDS MORE VEHICLES.

THE LAND IS A FLOOD PLAIN. THERE IS JAPANESE KNOTWEED. WILDLIFE, DEER, FOXES ETC ARE REGULAR VISITORS TO THE SITE. NOISE POLLUTION WOULD BE DEVASTATING FOR OUR WONDERFUL BRIERLEY PARKS WILD INHABITANTS WITH 300 DWELLINGS JUST A STONES THROW AWAY.

BUILDERS NEED TO CONCENTRATE ON DEVELOPING BROWNFIELD SITES, AND THERE ARE ENOUGH OF THEM IN SUTTON, WITHOUT ATTEMPTING TO DECIMATE OUR

GREENERY.

RESIDENTS WOULD BE SUBJECTED TO SEVERAL YEARS OF NOISE, DUST, AND GENERAL DISRUPTION ALONG THE LENGTH OF ASHLAND ROAD WEST DURING THE CONSTRUCTION OF SO MANY DWELLINGS.

THE DEPTH OF FEELINGS AGAINST THIS APPLICATION BY ALL OF THE NEIGHBOURHOOD DESERVES CONSIDERATION AT THE HIGHEST LEVEL, ITS NOT JUST ABOUT POWERFUL CONSTRUCTION COMPANIES USING THEIR MIGHT TO EXTEND THEIR EMPIRES. WE KNOW THE GOVERNMENT ARE PUSHING FOR MORE URBAN DEVELOPMENT, BUT ONLY WHEN THE CHOSEN AND APPROVED SITES ARE APPROPRIATE TO LOCAL NEEDS, AND BROWNFIELD, NOT GREENFIELD .

THERE ARE OTHER ISSUES, NO DOUBT COVERED BY OUR OTHER NEIGHBOURS, SO I WILL CLOSE.

I URGE YOU TO SUPPORT US, AND REFUSE THIS APPEAL.

YOURS FAITHFULLY,

A handwritten signature in black ink, appearing to read 'Alan Allwood', written over a horizontal line.

ALAN ALLWOOD MBE.

Beth Evans

From: Alan Clarke <alanmau@ntlworld.com>
Sent: 24 June 2021 20:52
To: Dyson, Alison
Subject: Appeal Ref. APP/W3005/W/21/3274818

With reference to the planning application to develop land off Ashland Road West, Sutton in ASHFIELD

I would like to register my objections to planning consent.

The surrounding area with minimal exceptions is devoted to bungalows, the construction of 2/3 plus dwellings would detract from the surrounding area.

The amount of traffic that would be resultant of such a substantial proposal, would cause chaos in the area. The residents in this area when traveling to MANSFIELD area, regularly go through the Carsic estate to avoid main road traffic, it is difficult to negotiate at present, despite additional traffic we face Riley Avenue and as many cars turn for Carsic Estate as for SUTTON Road.

Furthermore, if people travel here from Mansfield, GPS brings them through Carsic Estate.

I believe that the additional traffic flow using Huthwaite Road would be excessive and probably well documented.

My property adjoins the proposed development and we regularly for convenience go to Mansfield via Carsic Estate, I am sure any additional traffic would cause problems with the amount of vehicles in such a built up residential area.

Furthermore the amount of wild life in the area would be affected.

Deer, foxes, pheasants are regularly seen on the proposed site, photos are available.

There are also rabbits, snakes, newts etc.

I am sure there are other sites in ASHFIELD more suitable for development.

If planning permission should be granted, consideration should be given to blending any development into the surrounding properties of single storey buildings on the perimeter of the development.

Beth Evans

From: Alan Morrell <ammorrell31@aol.com>
Sent: 30 June 2021 12:47
To: Dyson, Alison
Subject: PLANNING APPEAL - BELLWAY HOMES - APPEAL REF W3005/W/21/3274818

Dear Sir/Madam

These fields first came to light in 1988 when planning permission for development was being sought and which went to appeal. This was dismissed, the reason being it was countryside and should never be built on, and EV2 was cited at that time. A few years later, in the early 1990s, plans were approved to create Brierley Forest Park using land formerly owned by the National Coal Board, which had had a coal mine operating there called Brierley pit. Grants were offered from many sources over the next few years for it to happen, and a lot of the actual planting and management was undertaken by members of the local community.

I understand that, although the land in question was offered for sale to the local authority to further enhance the park, there was no real advantage in its purchase, as it could not be built on due to it being covered by EV2. However, as the park developed and became more established over the years to where we are at the present time, the fields do provide a natural barrier from the existing residential areas and the park itself, thus providing an essential sense of peace and quiet, particularly around the lake. However, unfortunately, this quality cannot be measured as such but would go towards the park being voted the 'jewel in the crown' of this area and receiving Green Flag status for many years. It is an unfavourable irony that with the success of Brierley Forest Park, it has made the land in question a lot more appealing and a selling point for potential developers.

Up until the previous planning application, one of the fields was a wildflower meadow, as it was never cultivated, so it seems uncanny that when it was mooted that this aspect could hinder planning approval, it was immediately cultivated for hay.

In any case, the fields do provide a safe haven for wildlife visiting the park and an essential food store for the pheasants, deer, owls and bats, etc, and it would be an absolute sacrilege to this amazing park and all its migrating visitors should development ever be granted.

The sheer density of dwellings in the proposed development would affect standards for open space within the scheme, and the type of dwelling would not be consistent with the existing surrounding dwellings, which are almost all bungalow-type. Due to the high number of dwellings proposed, this would inevitably lead to many cars having to be parked on the roads, thereby creating a serious problem for access for emergency vehicles.

May I, therefore, respectfully ask that you seriously consider the devastating impact any development would have on the park, rather than whether the local infrastructure would or would not be able to accommodate such a scheme.

Yours faithfully

Alan Morrell
31 Farcroft Avenue
Sutton-in-Ashfield
Nottinghamshire
NG17 2GR

Tel 07526 450640

Beth Evans

From: Ramon Buttery <ramon.buttery@gmail.com>
Sent: 01 July 2021 21:26
To: Dyson, Alison
Subject: FW: Ref W/300/ W 21/3274818 . Bellway's Planning Appeal

Sent from [Mail](#) for Windows 10

From: [Ramon Buttery](#)
Sent: 01 July 2021 14:16
To: alison.dyson@planninginspectorate
Subject: Ref W/300/ W 21/3274818 . Bellway's Planning Appeal

I was a speaker at the Planning Committee for this proposal for the 300+ houses that Belling wished to build. This was the third rejection of building on this land, and was rightly turned down by the members of the Planning Committee.

On analysis of the reasons ,there is a multitude of factors that support this rejection which was rightly brought up at the meeting and nothing has changed as you can see if the minutes are read.

I really would like to speak at this appeal to qualify the reasons for my objection, so I am hoping you will include me ,being a past District Councillor and now an Alderman for the Council, and allow me to put many reasons why this appeal should be turned down.

Thanking you in anticipation

Alderman Ramon Buttery

Sent from [Mail](#) for Windows 10

From: Amel Whitehead

Address: 4 Norwood Close
Sutton - in Ashfield
Wotts NG17 2EZ

Dated as per email

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Any development on this land would inevitably increase potential local flooding for the existing residents, who have suffered enough on several occasions in the past, as the concreting over of this field will affect the natural soak away of excess water in periods of torrential rain, which are becoming much more frequent,

Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

- Will make too much traffic congestion in the area.
Also lack of doctors, dentists and schools.

Yours Sincerely

A. Whitehead

From:

Address:

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

MY MOTHER LIVES AT 114 ASHLAND RD WEST AND AS HER CARER
I TRAVEL FROM ALFRETON TO SUTTON 6 DAYS A WEEK ALONG SAID
ROADS. TRAFFIC CONGESTION FROM A NEW ESTATE WOULD BE
HORRENDOUS - NOT TO MENTION THE ROADS ARE ALREADY IN A
POOR STATE WITH POTHOLES, CRATERS, SUNKEN COLLAPSED GRATES
ETC. ETC. TRAFFIC LIGHTS WOULD NEED TO BE
Yours Sincerely
INSTALLED AT THE JUNCTION WHERE
ASH RD WEST JOINS HUTHWAITE/SUTTON RD

AVRIL FLINT
24 LONG MEADOW RD
ALFRETON DESS 7PD.

ARW BW 006B

From: B Burnham
Address: 12 Norwood Close
Sutton in Ashfield
Notts

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

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REF W/3005/W 21/3274818

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Further points I would like to raise,

.....
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.....
.....

Yours Sincerely
B Burnham

From: B Shilton.

Address: 3 V. A. M. S. Ave
Sutton in Ashfield.
NOTTS.

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

Although the Reind is not part of Brierley Park the Wild life are using the land for foraging food the loss of the land may affect the ability of the park to sustain the diversity of the Wild life

Yours Sincerely B. Shilton.

ARW BW 006B

From: BARRY FREEMAN

Address: 32 EVANS AVE
SUTTON - W. ASHFIELD
NOTTS NG17 2GF. ✓

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

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Further points I would like to raise,

THIS WILL HAVE A DETRIMENTAL EFFECT ON THE
WILDLIFE THAT IS BEING SEEN ON A DAILY BASIS.
WHEN IN OTHER PARTS OF THE COUNTRY THEY ARE
TRYING TO RE-INTRODUCE.

Yours Sincerely

Bf

ARW BW 006B

From: W. BEAZLEY

Address: 24 ASHLANDS CLOSE, SUTTON - W - ASHFIELD,
NOTTINGHAMSHIRE NG17 2GL.

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

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Yours Sincerely

Mrs W. Beazley

ARW BW 006B

From: BEN BURNHAM

Address: 6 NORWOOD CLOSE

SUTTON-IN-ASHFIELD, NOTTS NG17 2E2

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

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Yours Sincerely

BEN Burnham

From: Ben Sutton

Address:

18 Oxford Street
DE11 9ND

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

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Further points I would like to raise,

Going to kill the wild life!

Yours Sincerely

BSutton

ARW BW 006B

From: MR BRIAN ARMSTRONG

Address: 34 BOOLEY AVE

SUTTON-IN-ASHFIELD

NOTES NG1789J

To the Planning Inspectorate

Temple Quay House

2 The Square

Bristol

BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

I would like to express my strong objection to the proposed MAJOR DEVELOPMENT, and yet another attempt to build 300 plus dwellings on the land between Brierley Park and Ashland Road West.

We would also like to point out that this specific area of land has been confirmed as being part of the countryside policy EV2, as set out in the Ashfield Councils Local Plan Review 2002 and updated in 2007. Section 3.55 protects this area from being developed.

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Any development on this land would inevitably increase potential local flooding for the existing residents, who have suffered enough on several occasions in the past, as the concreting over of this field will affect the natural soak away of excess water in periods of torrential rain, which are becoming much more frequent,

Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

Yours Sincerely

~~B. Armstrong~~

B. Armstrong

ARW BW 006B

From: CAROL SPREE

Address: 13 COULTONS AVENUE
SUTTON-IN-ASHFIELD
NG17 2GN

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Further points I would like to raise,

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.....
.....

Yours Sincerely



ARW BW 006B

From: CHRISTINE BILLS

Address: 136 ASHLAND ROAD WEST, SUTTON IN ASHFIELD, NOTTS, NG17 2HS

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

✓

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

SEE ATTACHED.

Yours Sincerely

CBills

ARW BW 006B

SUBJECT: BELLWAY HOMES PLANNING APPLICATION NUMBER V/2020/0184

APPEAL REF W/3005/W21/3274818

I wish to object to the planning for development of the area on Ashland Road West, this would put extreme pressure on the existing facilities such as schools, doctors, over stretched police force and congested roads which are already in crisis with the current housing in the area.

Another major objection would be to the building of so many properties close to Brierley Park. We attract many wild birds to the wooded area behind our property on Ashland Road West, these birds would be driven away if consent was given for building construction which could take years, another great loss of wildlife habitat, the green fields adjacent to the Park are used by all wildlife in the area. It is an essential wildlife corridor, to take it away by building on this green area will destroy wildlife completely for all future generations!

Also the current sewage system is unable to cope with the current amount of housing already in this area as we found out to our dismay when our front and back yard was covered in effluent in 2019 when the sewer backed up and erupted onto our property! A very distressing situation for us to deal with at the ages of 70+

I personally am not convinced that the need for housing is so desperate in this particular site, and that other more suitable sites could be found, other than this particular green field area adjacent to the Brierley Country Park. There are more suitable sites in Sutton in Ashfield that have stood empty for years, sites that would not impact on anyone with room to build and include all the necessary public amenities i.e. schools, local shops and surgeries, these sites may be designated for industry, but which is the greater need! The Government is pressurising the country to build more affordable housing, and which Government made council houses available to buy, but never made subsequent plans to replace the affordable housing until now! And why do we need so many extra houses, almost every local village and town you drive through there are hundreds of houses being built, who are they for?

Since the Covid situation, we have all come to realise how polluted this country has become, to build 300 houses on this small plot of land will add seriously to the local pollution situation. More pressure on the NHS and the local hospitals.

This particular green field area has more importance to wildlife and should be left to serve that important purpose, rather than building properties that are not wanted or needed on this site. When will the Government realise that we should make the population fit the current housing!!

I was bought up in a council house in Huthwaite, the change in the area due to industrial building and housing development has already been a major factor in taking away green areas, if this situation carries on there will be no room for wildlife at all.

Christine Bills

136, Ashland Road West, Sutton in Ashfield, Notts NG17 2HS

From: Claire Moore

Address: 96 Burton Rd
Swadlincote
Derby DE11 9EV

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

Another attack on our sacred,
ancient woodland. Soon will be
gone our green and pleasant land.

Yours Sincerely



ARW BW 006B

From: Councillor Tom Hollis <tom@aldmail.co.uk>
Sent: 02 July 2021 19:13
To: Dyson, Alison
Subject: APP/W3005/W/21/3274818 - Land off Ashland Road West, Sutton in Ashfield

Dear Alison,

APP/W3005/W/21/3274818
Land off Ashland Road West, Sutton in Ashfield Nottinghamshire

I am writing as the District Councillor for Huthwaite and Brierley Ward in Ashfield District Council. This is support of Ashfield District Council's Planning Committee to refuse the planning application for a residential development of up to 300 dwellings on land off Ashland Road West, Sutton in Ashfield, Nottinghamshire.

There is huge concern locally about the loss of this valuable amenity and the loss of the natural habitat. I object on behalf of residents for the following reasons:

- Effects Upon Countryside Sites of Development
- Once land has been converted to development, it is unlikely to ever be converted back to Greenfield use
- Destruction of the natural habitat of animal and plant species
- Reduction of or complete loss of amenity or recreation value
- Negative effect upon transport and energy use
- Loss of the countryside of agricultural or designated wildlife land, that clearly defines and separates areas of difference, be they cities, towns, suburbs, villages or hamlets of housing particularly through the urbanising affects adjacent to Brierley Forest Park.
- The proposal would be contrary to Policies ST1 (a, b and e), ST2 – ST4 and EV2. There would also be conflict with Part 15 of the National Planning Policy Framework: 'Conserving and enhancing the natural environment'.
- These harms would significantly and demonstrably outweigh the benefits of the development.

It is important to note that this site is directly next to the award winning green flag country park of Brierley Country Park. For me and many local people this land is part of the park with wild life regularly seen on site, from ducks to deer, all of which we have photographic evidence. The park is currently being heavily invested in by the local district council including re opening of the visitors centre and cafe, extending the car park and also investing in park equipment, as well as hundreds of new visitors each week with the park run. This location is the jewel of the town and the local council rightly has valued it as so.

The density of these properties would mean to achieve this number the properties would have to be multi story/high density properties. This is completely not in keeping with all existing dwellings in the area. Sitting alongside this the local infrastructure simply can't cope, from roads to school places. Particularly in light of, within 100 meters of this development there are two other large planning applications, one of which has already been granted planning permission. Adding to our already stretched local amenities .

Many of the reports submitted by the developers suggest traffic movements will go towards lamas road. This simply won't be the case, cars from exciting streets (almost without exception) exit at the huthwaite road junction with Ashland Road West. Add in cars from this development will be heading towards the motorway that will be 500-600 extra car movements a day mainly turning right at the huthwaite road junction. The road network here is already dangerous and this addition would make things unbearable. I would also like to raise concerns to the timing of surveys undertaken by the developers regarding traffic movements; this is related to the estimates they provide,

collection of the data during the middle of the covid pandemic and also the methods of this data collection. Ultimately I feel these figures bare no resemblance to the potential reality here.

Finally, I note that the inspector has made the decision to hold a virtual public inquiry, as opposed to a live event due to the Covid restrictions. I would welcome the chance to expand on the points made in these representations and in my previous comments to the planning committee, at the inquiry.

I would be grateful if you could acknowledge receipt of this email.

Kind regards

Tom

Councillor Tom Hollis.

Deputy Leader of the Council - Ashfield District Council.

Ashfield Independents Group - Nottinghamshire County Council.

Nottinghamshire County and Ashfield District Councillor for Sutton-in-Ashfield.

Member of Nottinghamshire and City of Nottingham Fire and Rescue Authority.

Mob: [07854 720602](tel:07854720602)

[For regular updates - Councillor Tom Hollis Facebook Page](#)

Printing this email? Please think environmentally and only print when essential. Thank you.

From: C. MARRIOTT

Address:

9 CHURCH LANE COTGRAVE
NG12 3HR

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

I would like to express my strong objection to the proposed MAJOR DEVELOPMENT, and yet another attempt to build 300 plus dwellings on the land between Brierley Park and Ashland Road West.

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Further points I would like to raise,

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.....
.....

Yours Sincerely



C. MARRIOTT

9 CHURCH LANE COTGRAVE

ARW BW 006B

Alison Dyson
Room 3
O/P Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Councillor Andrew Harding
2 New Fall Street
Huthwaite
Sutton-in-Ashfield
Nottinghamshire
NG17 2LY

Monday 28th June 2021

Subject: Bellway Homes Planning Appeal

Reference: W/3005/W 21/3274818

Dear Alison Dyson,

I am writing to strongly object to the Ashland Road West planning application appeal by Bellway Homes for up to 300 plus houses Reference: W/3005/W 21/3274818 on the following grounds:

Destruction of wildlife habitat: There are a number of different species of wildlife that call this site home, whilst I understand we require more homes, for how much longer can we continue to tear up those that were here before us who we share this planet's habitats? If there were to be homes crammed in, and let's face it that's what they will do the significant impact upon the park, local surrounding areas etc would be immensely and heavily impacted. Building here would not only impact these areas but the new residents that move in. There would be the returning wildlife to what was once their home that will have residents annoyed because of the impact this is having on their new gardens, homes etc. There are those that look upon a rat, pigeon gull, fox, badger, etc as vermin, but all they are trying to do is survive in a changing climate forcing them out of their homes, and into ours. With this in mind there will be more people claiming that wildlife has impacted upon them heavily ruining gardens, droppings/faeces noise etc and will put pressure on the council to act to stop this, which simply is not on as they were there before us, it is their home and we must leave this alone!

Impact on the park: Already round our Green Flag award winning park there is slight issues of surface water on the paths, I would say that no matter how much drainage the developers propose to put in it will not be enough. How long before you require scuba diving gear just to take a "walk" round the park? I make a joke here, but this could very well become the reality. Also in the summer months or dry days the sound impacting from the new residents enjoying themselves in their gardens, music, BBQs etc also having a major impact on our quiet relaxing park, a place where you can escape the rat race, loose yourself and emerge yourself in this and help not only your physical but mental health.

Once built, More, More More: If this application goes through it will have others queuing at the door to take a but more, then a bit more, then a bit more until the once not too overlooked park is either very overlooked, or ceased from existence, to be remembered and

commemorated with a plaque only. Hence erasing a sanctuary for wildlife and for us humans to escape the impacts of life.

Police, NHS, GPs, Dentists, Fire, and other emergency services etc: New homes mean new impact, we already have the overwhelming burdens on our struggling NHS because of the pandemic, as well as at the best of times too. GP's Surgeries with little to no appointments, a fire station with only on call staff at nights (thanks to politics) as well as an already over stretched struggling police force having to deal with policing the pandemic, burglary, antisocial behaviour, car cruising, vehicles speeding, no MOT, tax, insurance, assault, the list is endless and growing too, what with computer crime added to this.

Schools: The schools are operating at maximum capacity as it is. Just where do the developers sandwiching the maximum amount of homes propose we educate the children?

Faith: In this diverse world that we live in people need places of worship, if we were to have more people especially of different faiths then we will require places of worship for them to attend, where does the developer propose the places of worship go? It simply can't happen because all the developers want is housing and that is it, forgetting any other needs or requirements of the people they are supposedly building to serve for.

Roads and infrastructure: let's face it, our roads are not adequate enough for the current amount of traffic using them, more pot holes than the moon has craters and more queues than the alphabet. The infrastructure just isn't there to accommodate 300+ more vehicles onto an already over stretched over burdened crumbling mess.

I think it was about time we told all developers Bellway included that this site is in NO WAY for cramming a concrete jungle on it. Do not let them take away not only our little piece of sanctuary but wildlife's little piece of sanctuary they call home.

Thank you for taking time to read my letter. If you would like any more information etc please don't hesitate to get in touch with me and I hope to hear from you soon with regards to my objection letter.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'A. Harding'.

Councillor Andrew Harding
Huthwaite and Brierley Ward

From: Mrs. D. Adcock
Address: 5 Coulton's Avenue
SUTTON-IN-ASHFIELD
NG17 2GN

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

Environmental impact is of great concern given the changing weather and increasing health concerns. It is therefore vital to preserve these green spaces, especially those rescued from old mine workings.

Yours Sincerely

Diane Adcock
Local Resident

ARW BW 006B

From: Mrs D. Allen

Address: 5, HEATS AVENUE.
SUTTON-IN-ASHFIELD
NOTTS N9172QH

Dated as per email

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

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REF W/3005/W 21/3274818

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Further points I would like to raise,

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Yours Sincerely D Allen

ARW BW 006B

From: Jacey Gibson

Address: 23 Carlton Street,
Horninglow,
B-O-T DE13 0TE

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

✓
Dated as per email
29/06/21

SUBJECT: BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

I believe that building these houses would cause congestion in and around the area; causing traffic pollution and affect the wildlife that lives in and around the area and like playing on the swings.

Yours Sincerely

ARW BW 006B

From: DAVID HARRISON
Address: 222. HUTHWAITE RD
SUTTON - M - ASHFIELD
NG17 2HF

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
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Yours Sincerely

David Harrison

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Yours Sincerely

David Harrison

ARW BW 006B

From: DAVID SHOOTER FRSPH FINSLM FIIRSM CMIOSU GCGI(MngT)

Address: 35 WINDSOR AVENUE
SUTTON-IN-ASHFIELD
NOTTINGHAMSHIRE
NG17 2HN.

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

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REF W/3005/W 21/3274818

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Further points I would like to raise. ENVIRONMENTAL FACTORS ADVERSELY AFFECTING THE HEALTH SAFETY AND WELLBEING OF LOCAL RESIDENTS WILL RESULT FROM THE VERY SUBSTANTIAL TRAFFIC MOVEMENTS AND VEHICLE NUMBERS BOTH DAY AND NIGHT RESULTING FROM THIS SIGNIFICANT PROPOSED HOUSING DEVELOPMENT. NO DOUBT AIR POLLUTION AND AIR QUALITY WILL BE DETRIMENTALLY AFFECTED BY THE FLOODING FROM INCREASED NOISE LEVELS AND PARTICULATE MATTER (PM10S) EMITTED FROM VEHICLE EXHAUST SYSTEMS ON AN ONGOING BASIS. THE SITE IS IN A NATURAL GEOGRAPHICAL BASIN AND POSSIBLE POOLING OF DEBRIS OF VARIOUS CONTAMINANTS COULD OCCUR IN AND ABOVE THIS AREA POTENTIALLY SERIOUSLY AFFECTING THE FUTURE HEALTH AND WELLBEING OF PEOPLE LIVING IN THE VICINITY WITH VARIOUS ILL HEALTH CONDITIONS AND UNDERMINING THE FUTURE QUALITY OF LIFE FOR ALL NEARBY AND THEIR FAMILIES IN GENERAL.

Yours Sincerely

• VEHICULAR ACCESS AND EGRESS TO THE SITE IS VERY POOR AND SEVERELY LIMITED WHICH WILL POTENTIALLY CAUSE, FROM THE NUMBERS OF VEHICLES INVOLVED, MAJOR CONGESTION ALONG ASHLAND ROAD ON A DAILY BASIS EXASPERATING PROBLEMS ALREADY MENTIONED.

• I BELIEVE A THOROUGH AND INDEPENDENT ENVIRONMENTAL IMPACT ASSESSMENT SHOULD BE UNDERTAKEN BEFORE ANY

• FURTHER CONSIDERATION OF THIS PLANNING APPLICATION ON THE SITE.

• ALL BROWNFIELD SITES SHOULD BE UTILISED IN ASHLAND AS A PRIORITY INSTEAD OF

ARW BW 006B

From: DAVID SPREE

Address: 13 COULTONS AVENUE
SUTTON-IN-ASHFIELD
NG17 2GN

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

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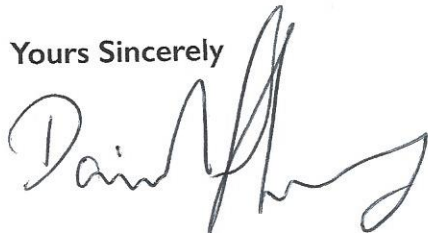
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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

Yours Sincerely



ARW BW 006B

From: DENIS MOORE

Address: 96 BURTON RD
SWADLOWCOTE
DELL AEW

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

I would like to express my strong objection to the proposed MAJOR DEVELOPMENT, and yet another attempt to build 300 plus dwellings on the land between Brierley Park and Ashland Road West.

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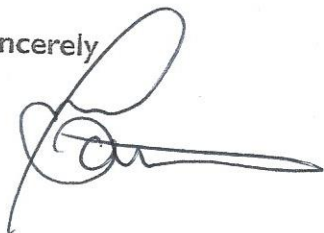
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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

My family and I love to visit this most picturesque of locations and feel that this project will deprive generations to come the opportunity to see the best of unspoilt England.

Yours Sincerely



ARW BW 006B

From:

Address: 2 WORDSWORTH AVE
NG17 2GG

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Further points I would like to raise,

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.....
.....
.....

Yours Sincerely E Storey

From:

Address: 2 WORDSWORTH AVE
10917 299

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

OVER 2000 VOTED AGAINST
WE HAVE BATS FEEDING ^{THIS} ABOVE THE
HEDGE IN SUMMER.
DEER IN THE FIELDS.
MISTAKES BY ASHFIELD COUNCIL CAUSED THE
LOSS OF A COLONY OF SKYLARKS

Yours Sincerely

P. M. M. M.

From: Emma Cable

Address: 51 Springwood View Close
Sutton in Ashfield
NG17 2HR

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

The Council's Local Plan must be respected. This site is inappropriate for this development. Proceeding with the development will have an adverse impact on the local area.

Yours Sincerely

From:

Address:

Dated as per email

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

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Further points I would like to raise,

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.....
.....

Yours Sincerely

G. M. Atterwood

114 ASHLAND ROAD WEST
NG17 2HS.

ARW BW 006B

From: GARY BURNHAM

Address: 6 NORWOOD CLOSE, SUNON-IN-ASHFIELD,
NOTTS NG17 2EZ

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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To the Planning Inspectorate
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2 The Square
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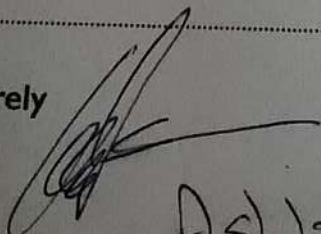
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Further points I would like to raise,

Extra traffic, No extra schooling / orgs etc
No extra support services. Field has been a drainage
area for excess water. Visually unattractive.

Yours Sincerely



Ashland Road West

ARW BW 006B

1: MR GORDON SCATTERGOOD,
13, EVANS AVE (ASHLAND ROAD WEST),
SUTTON IN ASHFIELD,
NOTTS NG17 2GF.

Address:

Dated as per email

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

LACK OF RECREATION AREAS, NO THOUGHT FOR THE YOUTH EXPECTED IN THE AREA, AFFECT ON WILD LIFE DUE TO THE BUILDING OF ENTRY AND EXITS TO THE PARK - WOULD THE NEW BUILD BE WALLED OFF/FENCED IN ALONG ASHLAND ROAD WEST? HAS A PAVEMENT BEEN CONSIDERED - NEED!! - CUTTING DOWN BUILDING AREA REDS FOR NUMBER OF BUILDS
Yours Sincerely PROPOSED.


G. SCATTERGOOD.

ARW BW 00

From: GRACETHOMAS.

Address: 34 THE GREEN.
DE74 2JX.

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

Lots more Traffic at peak Times.

Yours Sincerely

ARW BW 006B

From: Mr H Broadhurst

Address: 28, Rooley Ave
NG17 2LJ.

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

Aesthetic destruction of this wild-life & country park. Wanton determination yet again by developers to build on green belt land - why not target brown belt??? No consideration of supportive infrastructure & its subsequent impact on this impressive beautiful area i.e. Electricity Gas supplies; water & sewage evacuation - inter alia. Local people matter?? Housing here would be - must be, totally out of character - and -
A TOTAL DISASTER.

Yours Sincerely

ARW BW 006B

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/W3005/W/21/3274818

DETAILS OF THE CASE

Appeal Reference APP/W3005/W/21/3274818

Appeal By BELLWAY HOMES LTD

Site Address
Land off Ashland Road West
Sutton in Ashfield
Nottinghamshire
NG17 2EZ
Grid Ref Easting: 447822
Grid Ref Northing: 359399

SENDER DETAILS

Name COUNCILLOR ANDREW HARDING

Address
2 New Fall Street
Huthwaite
SUTTON-IN-ASHFIELD
NG17 2LY

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☐ Interested Party / Person
- ☐ Land Owner
- ☒ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☐ Interested Party/Person Correspondence
- ☒ Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: 3274818.pdf

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Alison Dyson
Room 3
O/P Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Councillor Andrew Harding
2 New Fall Street
Huthwaite
Sutton-in-Ashfield
Nottinghamshire
NG17 2LY

Monday 28th June 2021

Subject: Bellway Homes Planning Appeal

Reference: W/3005/W 21/3274818

Dear Alison Dyson,

I am writing to strongly object to the Ashland Road West planning application appeal by Bellway Homes for up to 300 plus houses Reference: W/3005/W 21/3274818 on the following grounds:

Destruction of wildlife habitat: There are a number of different species of wildlife that call this site home, whilst I understand we require more homes, for how much longer can we continue to tear up those that were here before us who we share this planet's habitats? If there were to be homes crammed in, and let's face it that's what they will do the significant impact upon the park, local surrounding areas etc would be immensely and heavily impacted. Building here would not only impact these areas but the new residents that move in. There would be the returning wildlife to what was once their home that will have residents annoyed because of the impact this is having on their new gardens, homes etc. There are those that look upon a rat, pigeon gull, fox, badger, etc as vermin, but all they are trying to do is survive in a changing climate forcing them out of their homes, and into ours. With this in mind there will be more people claiming that wildlife has impacted upon them heavily ruining gardens, droppings/faeces noise etc and will put pressure on the council to act to stop this, which simply is not on as they were there before us, it is their home and we must leave this alone!

Impact on the park: Already round our Green Flag award winning park there is slight issues of surface water on the paths, I would say that no matter how much drainage the developers propose to put in it will not be enough. How long before you require scuba diving gear just to take a "walk" round the park? I make a joke here, but this could very well become the reality. Also in the summer months or dry days the sound impacting from the new residents enjoying themselves in their gardens, music, BBQs etc also having a major impact on our quiet relaxing park, a place where you can escape the rat race, loose yourself and emerge yourself in this and help not only your physical but mental health.

Once built, More, More More: If this application goes through it will have others queuing at the door to take a but more, then a bit more, then a bit more until the once not too overlooked park is either very overlooked, or ceased from existence, to be remembered and

commemorated with a plaque only. Hence erasing a sanctuary for wildlife and for us humans to escape the impacts of life.

Police, NHS, GPs, Dentists, Fire, and other emergency services etc: New homes mean new impact, we already have the overwhelming burdens on our struggling NHS because of the pandemic, as well as at the best of times too. GP's Surgeries with little to no appointments, a fire station with only on call staff at nights (thanks to politics) as well as an already over stretched struggling police force having to deal with policing the pandemic, burglary, antisocial behaviour, car cruising, vehicles speeding, no MOT, tax, insurance, assault, the list is endless and growing too, what with computer crime added to this.

Schools: The schools are operating at maximum capacity as it is. Just where do the developers sandwiching the maximum amount of homes propose we educate the children?

Faith: In this diverse world that we live in people need places of worship, if we were to have more people especially of different faiths then we will require places of worship for them to attend, where does the developer propose the places of worship go? It simply can't happen because all the developers want is housing and that is it, forgetting any other needs or requirements of the people they are supposedly building to serve for.

Roads and infrastructure: let's face it, our roads are not adequate enough for the current amount of traffic using them, more pot holes than the moon has craters and more queues than the alphabet. The infrastructure just isn't there to accommodate 300+ more vehicles onto an already over stretched over burdened crumbling mess.

I think it was about time we told all developers Bellway included that this site is in NO WAY for cramming a concrete jungle on it. Do not let them take away not only our little piece of sanctuary but wildlife's little piece of sanctuary they call home.

Thank you for taking time to read my letter. If you would like any more information etc please don't hesitate to get in touch with me and I hope to hear from you soon with regards to my objection letter.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'A. Harding'.

Councillor Andrew Harding
Huthwaite and Brierley Ward

From: Hazel Wardle

Address: 14 Keats Avenue
Sutton-in-Ashfield
Notts. NG17 2GH

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise, Ashland Road West is already too busy with existing traffic. Keats, Wordsworth & Evans Ave built on hills and find it difficult to get out onto A.R.W. as the road bends causing blind spots & danger. In the winter sand from the grit boxes is blown so dense to put down on the hills making it impossible to stop. The traffic could not have been done during early lockdown or Sunday because this road is used for a cut through from Huthwaite to Stanton Hill and is always busy. I was born and brought up when all this area was just fields and the 2 that is required for plan were always wet & soggy. My cousin built a bungalow just after these 2 fields and it was always wet and the back garden flooded. If 300+ houses? where would all the water that runs down the three avenues go when it becomes a concrete jungle. When it was a pit shury no one wanted it but now after a lot of hard work it has become beautiful countryside encouraging lots of wildlife it is wanted for building putting extra on services, schools, Drs, and terrible state of the roads. All the objections have been submitted before and turned down WHY do we keep getting stressed with plans AGAIN. There are plenty of brown sites like these. Plans are already in to 820+ on 12 sites in Sutton. PLEASE TURN THIS DOWN

Yours Sincerely

H. Wardle.
14 Keats Avenue,
Sutton-in-Ashfield,
Notts.
NG17 2GH

ARW BW 006B

From: HEATHER Gough

Address: 29 HIGH ST.
HUTHWAITE.
NS17 2PG

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

.....
.....
.....
.....

Yours Sincerely

T. E. Charles

ARW BW 006B

From: HELEN BURNHAM

Address: 6 NORWOOD CLOSE

SUTTON-IN-ASHFIELD, NOTTS NG17 2EZ

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

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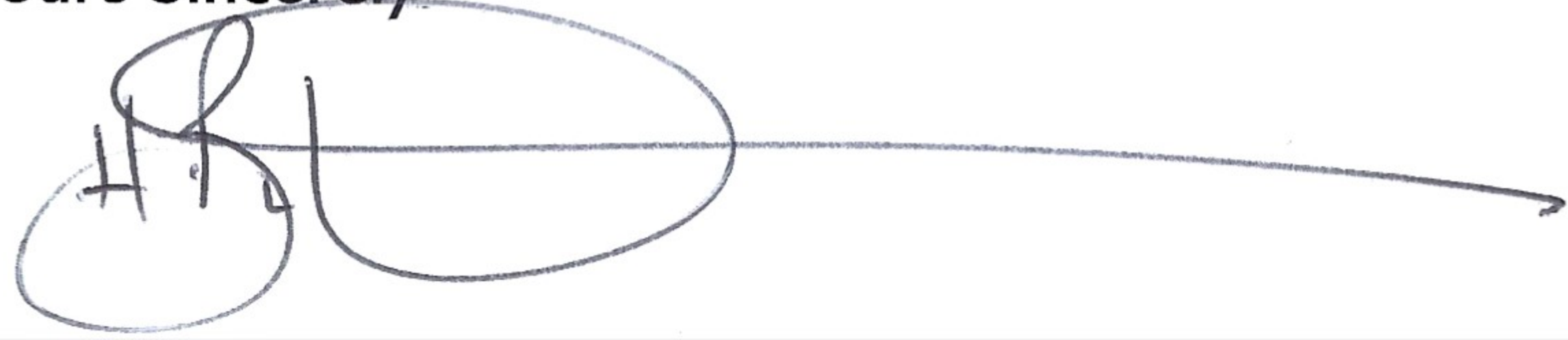
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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

.....
.....
.....
.....

Yours Sincerely

A handwritten signature in blue ink, appearing to be 'H. Burnham', with a long horizontal line extending to the right.

From: J Adams

Address: 118 Ashland Rd West
Sutton-in-Ashfield Notts
N. G17 2HS

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

I would like to express my strong objection to the proposed MAJOR DEVELOPMENT, and yet another attempt to build 300 plus dwellings on the land between Brierley Park and Ashland Road West.

We would also like to point out that this specific area of land has been confirmed as being part of the countryside policy EV2, as set out in the Ashfield Councils Local Plan Review 2002 and updated in 2007. Section 3.55 protects this area from being developed.

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

My Husband & I both feel that the proposed application for the development of this high density housing would have a devastating effect on our area as traffic, schools, doctors and as Nature Park would suffer this proposed blight to our area

Yours Sincerely

Janet Adams

ARW BW 006B

From: J.D. ADAMS

Address: 118 ASHLAND ROAD WEST
SUTTON-W-ASHFIELD.
NG17 2HS

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email
27/06/2021.

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

my wife and I both feel that the proposed application for the development of this high density housing would have a devastating effect on our area as traffic/schools/collectors and our nature park would suffer this proposed BLIGHT in our area.

Yours Sincerely

J.D. Adams,

ARW BW 006B

From: Mr G. D. Bowler

Address: 23, EVANS AVE, SUTTON-IN-ASHFIELD
NOTTS, NG17 2GF

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Further points I would like to raise,

1/2 mile down the Road is Vacant Brown Belt Land. build on that.
where do you want the Natural Habitat to move to. (Near the
M1 Motorway?)

Yours Sincerely

G. D. Bowler.

From: MR. J. D. CHADWICK.

Address: 11 WORDSWORTH AVENUE
SUTTON - IN - ASHFIELD
NG17 2GG.

28 JUNE 2021
Dated as per email

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Further points I would like to raise,

THIS AREA IS POPULATED BY MAINLY OLDER PEOPLE, IN WHICH BUNGALOWS ARE
THE MAIN BUILD, TO BUILD 3 STOREY HOUSES IN THIS AREA IS A BLIGHT ON THE AREA.
THE PROPOSED ROAD EXITS WOULD CAUSE MAJOR PROBLEMS FOR SAFE EXIT FROM
SURROUNDING ROADS. WHY NOT BUILD ON ALREADY CLEARED BROWN AREAS.

Yours Sincerely



ARW BW 006B

From: G.D. CHRISTIAN

Address: 24, EVANS AVG.

SUTTON IN ASHFELD
NOTTINGHAMSHIRE.

To the Planning Inspectorate

Temple Quay House

2 The Square

Bristol

BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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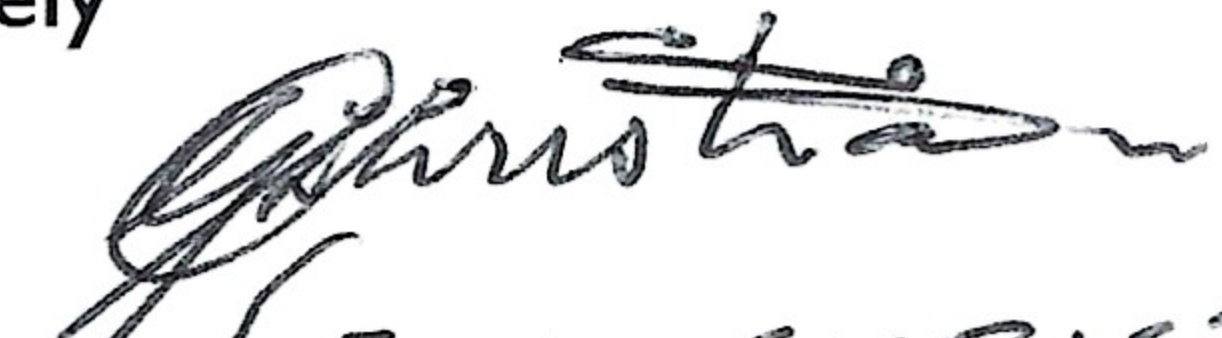
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Further points I would like to raise,

In addition to the residents' own vehicles there will be commercial vehicles of many kinds all adding to an already very busy road, eg. Taxis, delivery vehicles, ambulances, ~~post~~ mail delivery etc. etc. etc. This is a totally unacceptable proposal.

Yours Sincerely


(G.D. CHRISTIAN)

From: MR J. D. CHADWICK.

Address: 11 WOODSWORTH AVENUE
SUTTON-IN-ASHFIELD
NG17 2GG.

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

28 JUNE 2021
Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Yours Sincerely



ARW BW 006B

From:

Address:

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT: BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

The area would not cope with an influx of more housing and population. This would overload the amenities and Brierley Park itself.

Yours Sincerely

L. Power.

Ashland Road West.

ARW BW 006B

From: JAMES DRAYCOTT

Address: 9 MEADOW DRIVE
SUTTON IN ASHFIELD
NOTTS NG17 2GQ

Dated as per email

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

I would like to express my strong objection to the proposed MAJOR DEVELOPMENT, and yet another attempt to build 300 plus dwellings on the land between Brierley Park and Ashland Road West.

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Further points I would like to raise,

HAS A RESULT OF THIS DEVELOPMENT, RESIDENTS ACROSS FROM SITE
WILL HAVE A VIEW OF 2-3 STOREY BUILDINGS INSTEAD OF THE PARK.
ALL THE MONEY SPENT PUTTING THE LAND BACK TO NATURE,
AFTER HEAVY MINING. WILL ALL HAVE BEEN A WASTE

Yours Sincerely



ARW BW 006B

From: JANE CRAFTON

Address: 2 EVANS AVENUE, SUTTON IN ASHFIELD, NOTTS NG17-2GF.

Dated as per email

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Further points I would like to raise,

Therefore

The sewage pipes cannot cope at present + flood the road with raw sewage regularly. It is only a 6 inch p. pipe.

In the Traffic report. The path - route through Carric Estate small narrow roads to the junction of Stoneyford Road will be increased by 200 cars a day.

It exits at a junction opposite a large school which is full of school children on foot and vehicles.

It seems to be a deliberate omission, ARW BW 006B

From: JANET DALBY

Address: 29 FARCROFT AVE SUTTON - IN - ASHFIELD
NOTTS NG17 2GR ✓

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Further points I would like to raise,

Destruction of the wildlife on the meadow.

Litter and waste being dumped

Yours Sincerely

JT Dalby

ARW BW 006B

From: JANET

Address: 15 COULTONS AVENUE
SUTTON - W - ASHFIELD
NOTT

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

I know personally that many homeowners/residents in this area are already living in fear of flooding to their properties. They worry everytime heavy rain is forecast and if their insurers will continue to cover them if they are flooded again. I would ask ADC to strongly object to this major development as it would create lots more problems re: flooding for local residents health and ^{their} well being

Yours Sincerely

J A Shalby

ARW BW 006B

From: PETER WILSON

Address: 10, KEATS AVENUE,
SUTTON-IN-ASHFIELD,
NOTTS. NG17 2GH.

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT: BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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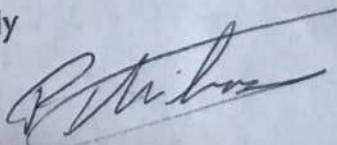
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Further points I would like to raise,

It's simply not environmentally friendly. Destroying habitats for all wild life, plants etc. Possibility of a further 600 vehicles? Whatever happened to supporting climate change and the environment?

Yours Sincerely



ARW BW 006B

From: JEAN FROGGATT

Address: 28 RILEY AVENUE, SUTTON-IN-ASHFIELD, NOTTS
NG17 2ES

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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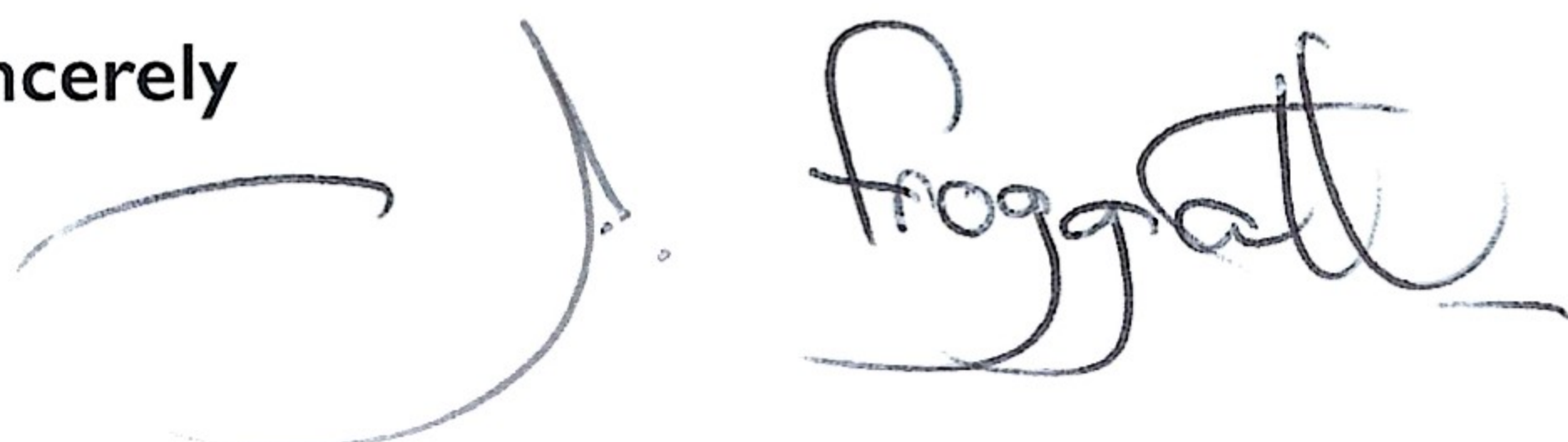
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Further points I would like to raise,

.....
.....
.....
.....

Yours Sincerely



From: JEAN SIMMONDS

Address: 6 ROOLEY DRIVE
SUTTON-IN-ASHFIELD
NG17 2EY

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

Brierley Park is now established & very popular for local residents and also visitors from around the district & it would be extremely detrimental to the look & feel of the amazing wildlife. The drains on Ashland Road have blocked several times recently & are not sufficient. The infrastructure is not in place to accommodate more residents in the area especially schools, doctors & roads. It is also on a flood plain & many gardens have been flooded so to build will make drainage worse thus creating more possibility of flooding

Yours Sincerely

JSimmonds

ARW BW 006B

Dated as per email

the proposed MAJOR DEVELOPMENT, and yet
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sys ~~view~~ view and will
dog for a walk i' like
mals on brief

ARW BW 006B

From: Jill Summerfield

Address: 8. WORDSWORTH AVE. ✓
SUTTON-IN-ASHFORD
NG17 2GG

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

Yours Sincerely

Jill S. Summerfield

ARW BW 006B

From: John Millington

Address: 3 Rookley Drive
Sutton in Ashfield
NG17 2EJ

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT: BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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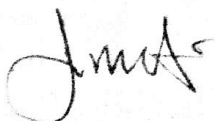
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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

Yours Sincerely


JOHN MILLINGTON

From: JOHN PATTISON
Address: 37 RILEY AVENUE
SUTTON-IN-ASHFIELD
NG17 2ES

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

I would like to express my strong objection to the proposed MAJOR DEVELOPMENT, and yet another attempt to build 300 plus dwellings on the land between Brierley Park and Ashland Road West.

We would also like to point out that this specific area of land has been confirmed as being part of the countryside policy EV2, as set out in the Ashfield Councils Local Plan Review 2002 and updated in 2007. Section 3.55 protects this area from being developed.

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

What I understand from Bellway's point of view this development will make them a lot of money, from OUR community's point of view, it will destroy our neighbourhood. The appeal by Bellway is an offence against community common sense and should be dismissed.

Yours Sincerely

John Pattison

ARW BW 006B

From: JOHN WHITEHEAD
Address: 4 NORWOOD CLOSE
SUTTON-IN-ASHFIELD
NOTTS NG17 2EZ

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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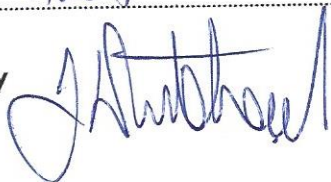
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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

TWO MORE DEVELOPMENTS IN THE AREA FOR
200 HOMES SO WITH THIS DEVELOPMENT THAT WILL
BE AN EXTRA 700 OR 800 CARS ON THE HUTHWAITE
ROAD AREA.

Yours Sincerely



ARW BW 006B

From: Julie Burnham
Address: 12 Norwood Close
Sutton-in-Ashfield
Notts

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Further points I would like to raise,

.....
.....
.....
.....

Yours Sincerely

Julie Burnham

1 R. K. D. WOOD

Address: 20 EVANS AVENUE,
SUTTON-IN-ASHFIELD,
NOTTS. NG17 2GF

Dated as per email

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Further points I would like to raise,

PLEASE SEE SEPARATE SHEET

Yours Sincerely

Keith D. Wood

ARW BW 006B

FROM: MR. K. D. WOOD
ADDRESS: 20 EVANS AVENUE,
SUTTON-IN-ASHFIELD,
NOTTS. NG17 2GF

FOR:-

"Further points I would like to raise".

- 1). I would hate being a resident in any of those dwellings nearer to the Brierley Park footpath running parallel to the proposed development, because it would be a mecca for burglars and thieves being able to have a quick escape route away through the footpath connections into Brierley to get away.
- 2). If there was a fire in the woodland of the Park, it could pose an extreme risk to residents in certain circumstances as already demonstrated earlier in 2021, as the fire service was questioning how to get to the fire already blazing away one Saturday evening. The length of fire appliance hoses, I believe, being the problem. If the field off of Ashland Road West remained undeveloped, the fire service would have no problems putting a fire out, i.e.: no restricted access.
- 3). Why is Bellway Homes wanting to take green land when there is brown land in the vicinity, i.e.: the old CWS co-op site that has already been bulldozed at North Street, Huthwaite. Of which incidently, on Bellway Homes brochure of approximately 18 months ago, was conveniently cut off the "proposed layout plan" map of this development! Cut off straight down the middle of North Street.
- 4). If ever the culvert for the River Idle was blocked and there were torrential downpours, there would be very seriously flooded homes on that site, especially the bottom rows of dwellings next to the Brierley Park footpath. And the Brierley Park footpath would become unusable - a quagmire. Never mind the "attenuation basin", it will only take so much water. The River Idle's source starts near Wild Hill, a good 2 miles away, and gradually falls on route, passing through the lake in Brierley Park and out the housing development side running parallel to it and culverted the other end of the housing development site. A few years on, who knows when debris will block a culvert....
- 5). In a few years time if green land keeps being taken at the rate it is being taken for development, there won't be enough green land left to grow food, wheat, barley etc to feed the human being. After all, we are only a small island country, already over populated!

From: RAMON BUTTERY

Address: 52 RILEY AVENUE
SUTTON-IN-ASHFIELD
NOTTS NG17 2ES.

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

I would like to express my strong objection to the proposed MAJOR DEVELOPMENT, and yet another attempt to build 300 plus dwellings on the land between Brierley Park and Ashland Road West.

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Further points I would like to raise,

THE PREVALENT JAPANESE KNOT WOOD ON THE SITE IS ANOTHER REASON WHY BUILDING SHOULD BE OUT OF THE QUESTION UNTIL TREATED WHICH TAKES UP TO 5 YEARS TO TREAT. I AM SURE THE WILDLIFE TRUST I AM SURE WOULD BE AGAINST THIS DEVELOPMENT. I WILL BE IN CONTACT WITH THEM ABOUT THIS SITUATION.

Yours Sincerely

R. Batty

ARW BW 006B

Alison Dyson
Room 3
O/P Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Karen Banister
2 New Fall Street
Huthwaite
Sutton-in-Ashfield
Nottinghamshire
NG17 2LY

Thursday 1st July 2021

Subject: Bellway Homes Planning Appeal

Reference: W/3005/W 21/3274818

Dear Alison Dyson,

I am writing to strongly object to the Ashland Road West planning application appeal by Bellway Homes for up to 300 plus houses Reference: W/3005/W 21/3274818 on the following grounds:

Traffic Management and Issues
Destruction of Wildlife Habitat
Affects on Brierley Park
Affects on the Local Community
Emergency Services
Council Services

Traffic Management and Issues

Traffic in and around Huthwaite and the surrounding areas is getting worse. If we put another 300+ cars on the road I believe this will not only have a detrimental impact to the traffic but will also have a detrimental impact to the air we breathe. We have seen in the news recently about the harm emissions from cars can and have done, with one little girl unfortunately losing her life due to this. If we now add an extra strain of 300+ cars plus the traffic, noise and emissions problems then we are not protecting the future generations or even our own generation.

Destruction of Wildlife Habitat

You don't have to be Sir David Attenborough to see that this area is where Nature calls its home. Where nature thrives and has its families. If we tear up this land in order to place our homes here then we risk losing our wildlife. Wildlife that is already being threatened due to human activity, wildlife that once erased we can never bring back, for what? Just to make money and please greedy land owners and developers. This is absolutely disgusting that we do this and even consider doing this time after time to the creatures we share this planet with. I urge you to put yourself in the wildlife's position of one day coming home to find that where you were born, grew up, had your children etc was suddenly ripped up and destroyed, everything you had and ever knew gone forever.

Affects on Brierley Park

The detrimental negative affect this will have on Brierley Forest Park will be immense. Could you imagine going for a walk around the park and thinking it will be fine, a nice quiet walk only to get there and hear the noise from the homes there? Whether this be from the cars, music or any other means it will degrade the park and a once nice quiet walk will be

consigned to the history books forever. Not only the noise aspect but walking in and around the park is nice to get away from the urban side of life and go into the rural side of it. Views that go on for miles with the occasional houses that are already there is fine, but if we keep packing them in, closer and closer to the boundaries of the park this will also spoil it for all.

Affects on the Local Community

Its no secret that more houses mean will of course have an affect on the Local and Surrounding Communities including local services, schools, parks, worship, emergency services and even as mentioned on the other side of this page traffic to name a few. Also if there are any social houses this has the potential as well as any other house problematic tenants/owners. With this will come the burden on the emergency services of which I will discuss below.

Emergency Services

Our emergency services have been at the forefront during these strange times, but we do not need to add any more pressure onto them. There may be some problematic tenants/owners who will put pressure onto the emergency services with crime, drugs, antisocial behaviour etc, and also with keep on taking away our green spaces this will lead to obesity, rise in cancers as well as a significant reduction in mental health. After all our NHS has done for us I strongly believe we should not kick them nor make them pay the price for greedy land owners selling off to greedy developers in order to cram as many shoe boxes onto what was, is and should always remain as a field where nature calls home.

Council Services

The council already have a huge amount of services that they are sometimes stretched to deliver, adding more houses will add more demand for these services. More rubbish to remove, more litter to pick, more streets to clean, more people requiring help and using council services when already they too are pushed to capacity.

I think if this pandemic has taught us anything it is that we can't keep living the way we are. We cant live in a world where we continually destroy it and reap for our own gains, whilst others loose out. Also we can't all live on top of one another either because us all being closer together is what ultimately played its part in transmission of the virus.

Yours Sincerely

Karen Banister

Beth Evans

From: Cllr.A.Harding <Cllr.A.Harding@ashfield.gov.uk>
Sent: 28 June 2021 09:58
To: Dyson, Alison
Cc: webstercake@aol.com
Subject: Fwd: Bellway's Planning Appeal Ref: W/3005/W 21/3274818

Dear Alison,

I hope you are well?

Please see below an objection from the Webster family regarding Bellway's Planning Appeal Ref: W/3005/W 21/3274818.

Best regards
Councillor Andrew Harding
Huthwaite and Brierley Ward
07809400982

Ashfield District Council

From: Karen Webster <webstercake@aol.com>
Sent: Friday, June 25, 2021 2:23 pm
To: Cllr.A.Harding
Subject: Bellway's Planning Appeal Ref: W/3005/W 21/3274818

This message originated from outside your organization

From: 43 Windsor Avenue, Sutton-in-Ashfield, NG17 2HN

To: The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN

Dear Sir

We would like to express our strong objection to the proposed MAJOR DEVELOPMENT, and yet another attempt to build 300 plus dwellings on the land between Brierley Park and Ashland Road West.

We would also like to point out that this specific area of land has been confirmed as being part of the countryside policy EV2, as set out in the Ashfield Council's Local Plan Review 2002 and updated in 2007. Section 3.55 protects this area from being developed.

The existing road infrastructure is also a major concern. Already many residents experience daily traffic congestion along Ashland Road West, Sutton Road, Huthwaite Road and Common Road. The addition of this application will increase the traffic to around 600 additional vehicles, and in some case multiple vehicle movements, including delivery vehicles. This will only create more problems for our local road infrastructure. There would be an increase in noise, air pollution and a possible danger to pedestrians with even more vehicles parked on roads near local schools.

Any development on this land would inevitably increase potential local flooding for the existing residents, who have suffered enough on several occasions in the past, as the concreting over of this field will effect the natural soak away of excess water in periods of torrential rain, which are becoming much more frequent. Concreting over this field must be considered to be a crime against the environment.

Finally, we urge you to listen to the local people when we say we do not support the above site being used for house. We urge you to refuse this application and help save our countryside from being destroyed by greedy developers.

Yours faithfully

Karen, Roger and Thomas Webster

This e-mail (and any attachments) is confidential and may contain personal views which are not the views of Ashfield District Council unless otherwise specifically stated.

If reasonable adjustments are needed to fully engage with the Authority please contact 01623 450000.

If you are not the intended recipient and you have received this e-mail in error you must not copy, distribute or take any action in reliance on it. Please notify the sender by e-mail or telephone and delete it from your system.

Please note that Ashfield District Council reserves the right, subject to compliance with legislation, to monitor emails sent or received. Under current legislation, such as, but not limited to, the Data Protection Act 2018 and the Freedom of Information Act 2000 the contents may have to be disclosed in response to a request for information.

We utilise an anti-virus system and therefore any files sent via e-mail will have been checked for known viruses. You are however advised to run your own virus check before opening any attachments received as we will not in any event accept any liability whatsoever once an e-mail and/or any attachment is received.

Printing this email? Please think environmentally and only print when essential. Thank you.

www.ashfield.gov.uk

From: KEITH SUMMERFIELD

Address: 8. WORDSWORTH AVENUE,
SUTTON-IN-ASHFIELD
NG17 2GG

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Further points I would like to raise,

Yours Sincerely



ARW BW 006B

From: KEVIN CHAPMAN

Address: 12 WORDSWORTH AVENUE
NG17 2GG

Dated as per email

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

SUBJECT: BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

Yours Sincerely

K Chapman

ARW BW 006B

From: KEVIN LITTLE

Address: 14 RINEY AVE, SUTTON-IN-ASH, NOTTS. NG17 2ES

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT: BELLWAY'S PLANNING APPEAL
REF W/3005/WY 21/3274818

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Further points I would like to raise,

IT'S DIFFICULT ENOUGH TO GET OUT ONTO HUTHWAITE
ROAD AT BEST OF TIME. HAVE TRAFFIC OFF PARKING
GO THROUGH THERE, IS ENOUGH
WHY SPOIL OUR OUTLOOK + ENVIRONMENT

Yours Sincerely



ARW BW 0068

ASHLANDS ROAD WEST AND BRIERLEY PARK RESIDENTS ACTION GROUP

RE PLANNING APPLICATION FROM BELLWAY HOMES
APPLICATION NUMBER V/2020/0184
APPEAL REF W3005/W/21/3274818

Dear Resident,

The above company has put in an appeal against the decision by Ashfield council to reject the building of 300 + houses on the land between Ashland Road West and Brierley Park.

This is the second attempt to build on this land, the first being Wilson Homes, who had an application to build 260+ houses turned down by the council in 2016.

The building of 300 + homes by Bellway Homes will destroy this park and cause us, the residents, problems with the lack of school places, doctors, dentists and an over worked police force. This, added to the density of the build and traffic movement of 600 plus cars, delivery vans etc per day, will seriously affect the local air quality and increase our stress.

The local council vetoed this build, but Bellway appealed against this decision and this appeal is now being fought by our Ashfield Independence Party and local councillors who need our support as well, to show Bellway and the planning inspectorate the depth of our concern and opposition to this huge build in such a small and sensitive area.

Having said all this we need your help to object to this proposed Bellway homes application appeal. Attached to this flyer is a form / letter which you could send, adding other points you may like to raise.

Scan this form or your letter, which must be emailed to:

~~HYPERLINK "mailto:Cllr.A.Harding@ashfield.gov.uk"~~ Cllr.A.Harding@ashfield.gov.uk

or

~~HYPERLINK "mailto:Malchull@aol.com"~~ Malchull@aol.com

If you cannot email, then please deliver the form or your letter to:

52 QUEEN AVENUE

2 Keats Avenue, Sutton in Ashfield, NG17 2GH and I will scan it and forward it on for you, or I will collect it from you, ring 07939 231206.

Alternatively write to:

The Planning Inspectorate, Temple Quay House, 2 The square,
Bristol, BS1 6PN

**3 Copies will be required, and it must be sent by recorded delivery.
We can send this for you and make copies also.**

From: JULIE LITTLE

Address:
14 RILEY AVE
SUTTON-IN-ASHFIELD.
NG17 2ES

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT: BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

There is already to much traffic
coming down Elder way + merging
onto Westbourne Rd, the road is already
in a mess & couldn't take it.

Yours Sincerely

J. a. Little

ARW BW 006B

THESE ARE SOME OF THE POSSIBLE MATERIAL CONSIDERATIONS

1. TRAFFIC.
2. SCHOOLS.
3. AIR POLLUTION
4. DENTISTS.
5. DOCTORS.
6. NOISE INCREASE.
7. LOWER AREA FLOODING / WATER RUN OFF.
8. SEWAGE CONNECTIONS.
9. AFFECT ON WILD LIFE BY DOMESTIC PET.
10. CHURCH / FAITH.
11. SEVERE ADVERSE EFFECT ON THE APPEARANCE OF THE PARK.
12. POLICING.
13. COUNTRY SIDE SECTION EV2.
14. THIS IS A PREDOMINANTLY BUNGALOW AREA AND 2/3 STOREY HOUSES WILL BE TOTALLY OUT OF PLACE.

PROPOSED BUILD

1. DENSITY OF THE PROPOSED BUILD, NOW RISEN FROM 260 TO 300 PLUS HOUSES.
2. LACK OF BUNGALOWS PROPOSED.
3. 3 STOREY HOUSES PROPOSED.
4. SOCIAL HOUSING MUST BE EVENLY SPREAD.
5. MUST BE INLINE WITH LOCAL HOUSING NEEDS.
6. MUST HAVE A LOCAL APPEARANCE.
7. THERE ARE TWO ENTRANCES AND EXITS OFF THE ESTATE TO ASHLANDS ROAD WEST. THIS WILL DEFINITELY CAUSE TRAFFIC PROBLEMS AND EXCESS NOISE WITH THE AMOUNT OF JOURNIES.
8. THE AREA IS ON A SLOPE, SO THE WHOLE APPEARANCE OF THE PARK WILL BE AFFECTED WITH 2 AND 3 STOREY HOUSES.

Beth Evans

From: kevin plowman <kevin.plowman1@gmail.com>
Sent: 30 June 2021 17:42
To: Dyson, Alison
Subject: Land off Ashland Road West

Hi Alison,

I will try and keep this as short and sweet as possible.

My name is Kevin Plowman of 34 Ashfield Road, Huthwaite, NG17 2NX. I would like to strongly oppose the planning application for the land off of Ashland road west Sutton-in-Ashfield.

This proposed site will absolutely ruin Brierley park, We have all kinds of wildlife in the field. Deer, Fox's, Badgers. Multiple different species of birds including herrons from the lake and an abundance of frogs and newts, including great crested newts also from the lake. The Environmental pollution from the site build alone would disrupt this massively, Dust, noise and diesel fumes from the earth moving equipment would completely wipe out all wildlife and also be horrendous for current houses, not to mention getting them to site with roads that are already some of the worst for damage in Nottinghamshire. If the site went ahead this would bring on average 600+ cars in and out on a daily basis on said same roads. Traffic getting onto Huthwaite road from Ashland road is already horrific, queuing would be a massive problem. The field does not drain well at all, especially in the winter months and heavy rain, this would cause polluted water getting into the lake on brierley. There is a large depression that appeared in the field over the last 10-15 years directly behind 36-41 Ashfield road due to subsidence. The local drains and sewers are already struggling with the current amount of sewage.

There are plenty of other brown belt sites that have already been approved locally and not built on, why do we need more? High street where the old Meretina factory was located is a prime example, and is literally a few hundred yards away. If the site goes ahead they propose to build 3 story town houses right at the bottom of my garden on 34 Ashfield road. This will block out all light to my garden, black my view of brierley and also massively de value my property.

I hope my concerns help to make the decision, it would be a huge shame if this site was allowed to happen.

Yours Sincerely,

Kevin Plowman.

From
Kristina Walker

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

I would like to express my strong objection to the proposed MAJOR DEVELOPMENT, at yet another attempt to 300 plus dwellings on the land between Brierley Park and Ashland Road West.

We would also like to point out that this specific area of land has been confirmed as being part of the countryside policy EV2, as set out in the Ashfield Councils Local Plan Review 2002 and updated in 2007. Section 3.55 protects this area from being developed.

The existing road infrastructure is also a major concern. Already many residents experience daily traffic congestion along Ashland Road West, Sutton Road, Huthwaite Road and Common Road. The addition of this application will increase the traffic to around 600 additional vehicles and, in some cases, multiple vehicle movements. This will only create more problems for our local road infrastructure.

Any development on this land would inevitably increase potential local flooding for the existing residents, who have suffered enough on several occasions in the past, as the concreting over of this field will affect the natural soak away of excess water in times of torrential rains, which are becoming more frequent,

Finally, I urge you to listen to the local people when we say we do not support additional extra housing the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

I am a registered Specialist Mental Health Occupational Therapist & I use this green space as part of my weekly therapy sessions with Service users that are NHS funded. I have informed my colleagues and they agree this would be very detrimental to our provision as you would be taking away a necessary green space that provides health & wellbeing to those with significant mental health. I know that many more local healthcare providers use this space so it should be looked at very carefully indeed.

Yours Sincerely

Kristina Walker -

Specialist Rehab Mental Health Occupational Therapist

ARW BW 006B

From:

Address:

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

*The Pollution that will be affect
the environment if increase in houses.
Heating of homes. Strain on sewers.*

Yours Sincerely

MRS A Rhodes

*The Croft
Suddalls Drive
Sutton in Ashfield*

Beth Evans

From: Cllr.A.Harding <Cllr.A.Harding@ashfield.gov.uk>
Sent: 28 June 2021 21:33
To: Dyson, Alison
Cc: lkspal99@gmail.com
Subject: Fwd: Brierley Forest Housing Development Planning Objection Ref: W/3005/W 21/3274818

Dear Alison,

I hope you are well?

Please see below an objection from Lauren Spalding regarding Bellway Planning Objection Ref: W/3005/W 21/3274818

Best regards
Councillor Andrew Harding
Huthwaite and Brierley Ward
07809400982

Ashfield District Council

From: Lauren Spalding <lkspal99@gmail.com>
Sent: Monday, June 28, 2021 9:29 pm
To: Cllr.A.Harding; malchull@aol.com
Subject: Brierley Forest Housing Development

This message originated from outside your organization

Dear sir/ madam,

I am writing to express my objection to the proposed housing development between Ashland Road West and Brierley Park.

The disruptions that 300 plus dwellings will cause to local residents and surrounding areas is simply not acceptable. This area already suffers with high levels of traffic, especially during peak times, which will be further worsened by the high number of extra road users. There will also be extra pressures on already strained doctors surgeries, schools and local facilities that could not cope with an extra 300 households. Where will the children go to school? How will local people be able to get reasonably timed doctors appointments in surgery's already struggling to provide their patients with same day appointments?

In addition to the added pressures to the local area, the idea of building on untouched land as opposed to brownfield sites only a 2 minute drive away is simply ridiculous. Building on this land will cause huge disruptions to the local wide life and the beautiful, picturesque area that provide local people with an area to be proud of.

I'm sure you have had countless emails opposing this development with similar concerns. This development is not welcomed by the vast majority of people within the area.

Yours sincerely,
Lauren Spalding
(Local resident)

This e-mail (and any attachments) is confidential and may contain personal views which are not the views of Ashfield District Council unless otherwise specifically stated.

If reasonable adjustments are needed to fully engage with the Authority please contact 01623 450000.

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We utilise an anti-virus system and therefore any files sent via e-mail will have been checked for known viruses. You are however advised to run your own virus check before opening any attachments received as we will not in any event accept any liability whatsoever once an e-mail and/or any attachment is received.

Printing this email? Please think environmentally and only print when essential. Thank you.

www.ashfield.gov.uk

From: *LOREANE MONK*

Address: *3, EVANS AVE
SUTTON IN ASHFIELD
NOTTS*

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

NG17 2GF

Dated as per email

28

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

I would like to express my strong objection to the proposed MAJOR DEVELOPMENT, and yet another attempt to build 300 plus dwellings on the land between Brierley Park and Ashland Road West.

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

*THE AMOUNT OF WINDMILL THAT VISIT THIS
SITE. WILL BE LOST FOREVER. NOT ENOUGH
GREEN IN SUTTON*

Yours Sincerely

L Monk

From: *M18*

Address:

Lyndsey D Foster
9 Unwin Street
Huthwaite
Sutton-in-Ashfield
Nottinghamshire
NG17 2PH

22 June 21

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

.....
.....
.....
.....

Yours Sincerely

Lyndsey D Foster

ARW BW 006B

From: MALCOLM BILLS

Address: 136 ASHLAND ROAD WEST, SUTTON IN ASHFIELD, NOTTS
NG17 2HS

Dated as per email

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

SEE ATTACHED

Yours Sincerely



ARW BW 006B

SUBJECT; BELLWAY HOMES PLANNING APPLICATION NUMBER V/2020/0184

APPEAL REF: W/3005/W 21/3274818

I object to the Planning Application and Appeal Ref: printed above.

The planning application by the builders Bellway Homes was refused by the local Council. I would suggest for the reasons stated below and other considerations taken into account by the Council on making their initial decision, this appeal for building permission should still be refused.

My property is at the bottom of the hill on Ashland Road West, each time we have heavy rain my garden floods, this can only be exasperated by placing 300 properties on the hill above my property. The construction of the properties and necessary roads can only make the problem worse.

I would also point out that there have been problems with the sewage system in this area recently, and I have had effluent erupt onto my front and back yard in 2019, no fault of mine, but from the other existing properties. Therefore to add 300 more properties can only exasperate existing problems.

Ashfield District Council have done an excellent job by building and continually improving this Country Park for the benefit of local people and wildlife. To put so many properties adjoining the park can only have a detrimental effect on the wildlife. It would seem illogical to impact on this environment by allowing so many properties to be built so close to any part of it. I cannot say that allowing the housing development to go ahead would completely devastate the wildlife in this area, but the properties their occupants and their pets would certainly have an effect as the wildlife do use the land as well as the Park.

The Park is an important area for birds, there are many resident species including Tawny Owls, Willow Tit, Skylark, Meadow Pipit, Bullfinch, Willow Tit, Yellow Hammer, Sky Lark, Sparrow Hawk and Buzzard, plus many more. It is also used by various birds seasonally, in winter visiting flocks of Siskin, Redpoll, Brambling, Fieldfare and Redwing come to the Park from their breeding ground for feeding. In summer Chiffchaff, Blackcap, Whitethroat, Willow Warbler, Reed Warbler and Grasshopper Warbler leave their wintering grounds to breed in the Park. Any wildlife organisation such as the RSPB would confirm that the numbers of the majority of British birds especially Willow Tits and Greenfinch are in decline. This is due in no small part to habitat loss. I appreciate that Brierley Park would still be there, but to build properties adjoining this land would impact on this environment, especially as this proposed development would be very close to a particular sensitive wetland area.

The rules concerning this plan suggest building permission would not be granted to areas adjoining nature reserves so I would therefore suggest that the planning permission for building on Ashland Road West be refused, this would as the RSPB suggest Give Nature A Home.

Malcolm Bills

136, Ashland Road West, Sutton in Ashfield, Notts, NG17 2HS

From Chris & Malc Bills
136, Ashland Road West

Thanks for the form and information, we really appreciate you taking the time to make it available

We have done our best, and thank you for offering to email this off to the relevant people.

If you need to get in touch:

Chris Bills: mobile 07768477008

landline 422684

Thanks again, Chris & Malc

**MALCOLM G HULL
2 KEATS AVENUE
SUTTON IN ASHFIELD
NOTTINGHAMSHIRE
NG17 2GH**

**30.06.2021
Our Ref ARW BW 009D**

**BELLWAY PLANNING APPLICATION V/2020/0184
APPEAL REF W3005/W/21/3274818**

Dear Sirs

Re: Letter of objection

Please see detailed below our arguments against the development on Ashland Road West which I hope you will take into consideration at the forthcoming meeting.

1. Contrary to current policies of Ashfield Local Plan Review.

The site is in the countryside and is protected by the current policies of the approved Ashfield Local Plan, which was reviewed and adopted in November 2002.

2. The proposal is contrary to Government Policy.

The National Strategies of Central Government recognised how valuable quality green spaces are to sustain communities and to deliver the Liveability Agenda. Well managed parks and green open spaces are integral part of the Government's drive to achieve "safer, cleaner, greener" communities.

The Government's commitment to Sustainable Development was made plain in 1990 when the White Paper "This Common Inheritance" was published. This paper was very clear about the need to conserve the natural heritage for the benefit of future generations.

Government advice in the Town and Country Planning Act 1990 requires Development Plans should include policies for the natural beauty and for the improvement of the physical environment. Under The U.K. Strategy (1994) the Government advice to Local Authorities, in respect of conservation and enhancement of the countryside and built environment are to include relevant aspects:-

a) Sustaining the character and diversity of the countryside.

This proposal destroys the open aspect of Ashlands Road West and destroys this acreage of countryside totally. It therefore fails to meet this Government' relevant aspect.

e) Safeguarding and improving the amenity of residential areas.

This is not a designated residential area and the proposal will have a detrimental effect upon the visual amenities of the residents, who look onto this open space. Again the proposal fails to meet this relevant aspect of the Government

The Government has issued several PPGs giving more detailed and practical advice on environmental matters. PPG7 “The Countryside- Environmental Quality and Economic and Social Development” underlines the importance of the countryside and agricultural land. PPG17 “Sport , Open Space and Recreation “ outlines the value of open spaces not only as an amenity, but also as a contribution to the conservation of the natural and built environment.

This site is within the countryside designation and is protected by the advice in those PPGs. The proposal is contrary to the Government's advice in those PPGs.

The publication” Biodiversity” The U.K. Action Plan produced by the Government in 1994 sets out a global programme for sustainable development. One of those programmes was the “Strategic Plan for Greenwood prepared by the Greenwood Community Forest Team. This covers the whole of the Ashfield Area. Such Community Forests are intended to provide well wooded landscapes for wildlife, living and working, recreation and education within the urban fringe areas. Brierley Park Forest is adjacent to the urban fringe of Huthwaite and this site is immediately adjacent, so it forms a visual link to the Park and is an important setting for the Park.

Part of that Strategic Plan is to create “The Corridors to the Countryside Strategy”. The Environment Agency produces “Local Environment Agency Plans”(Leaps), which are an agenda of integrated action for environmental improvement. One of their environmental objectives include:

a) To maintain the character of the countryside and the openness of the Green Belt.

It has already been stated that the proposal will destroy the character of the countryside, but it will also destroy the openness of the corridor link, which brings the countryside into the urban fringe along Ashlands Road West. This is the only open view of the countryside on the northern fringe of the urban area of Huthwaite. Nearly all the residential properties are sideways onto, or have rear views from their properties onto the countryside. The countryside can only be glimpsed between such dwellings. However the proposed development frontage of approximately 350 metres is a unique and only large view of the countryside. It is a green lung of countryside adjacent to the urban area. It is the length of the view of open countryside, which makes this site unique and it is also the amount of acreage also, which creates an open lung of countryside adjacent to the urban fringe. To develop the site will result in the loss of that openness of the visual aspects of the view of the countryside and result in the destruction of the setting of Brierley Forest Park. It is therefore concluded that the Environment Agency's objective (a) will be unsustainable if development takes place.

Regional Strategies.

In 1989, The Countryside Commission initiated a huge environmental project, which brought together many organisations to create 12 Community Forests, in regions, the length and breadth of England. The above mentioned Brierley Forest Park is an integral part of “greenwood”, Nottinghamshire's Community Forest. The Greenwood is flourishing as a successful mixture of woodlands, farmland and open spaces around our towns for everyone to enjoy. This application site is immediately adjacent to Brierley Forest Park and is visually seen as part of that public open space.

Local Authority policies.

This site lies in the northern part of the District and is covered by the Countryside (policy EV2). This policy states:-

Policy EV2. In the countryside permission will only be given for appropriate development. Development must be located and designed so as not to adversely affect the character of the countryside, in particular its openness. There are 8 criteria of what is described as appropriate development. Only 2 criteria (d) and (g) will be examined.

The Local Plan states” new buildings will be restricted in the countryside (outside villages) to cases where it is essential for an appropriate countryside use and the need for the proposed location has been established.”

The proposed development fails to meet the stated criteria above. The proposed houses are in the countryside but are not for countryside employment use. This is a speculative development and the need for the proposed location is not established for countryside use. The criteria (d) also states that any new building should preserve the openness of the countryside. This proposal is for over 300 dwellings and as stated previously the proposed layout fails to preserve any visual views of the countryside or Brierley Forest Park. Thus the proposal fails to meet criteria EV2 (d).

The criteria EV2 (g) states:-” Infill development which does not have an adverse effect on the scale and character of the area.” This criteria is further clarified “new dwellings will not normally be permitted in the open countryside, although in some cases, sensitive infilling may be acceptable within small settlements and hamlets. Infill will normally comprise one or two dwellings in a small gap in existing development. Not all small gaps are appropriate for infilling e.g. as they contribute to the openness of the countryside. Regard should be made as to the scale and character of the area when assessing the development.”

The proposal is not located within a small settlement or hamlet. It fails to meet the description of infill development. The proposed site has a frontage onto Ashlands Road West of approximately 350 metres. It therefore cannot be considered as a small gap, even though it is bounded on 3 sides by residential development. With regard to the scale of the development 10.34 hectares cannot be considered small scale. Again over 300 houses

of various sizes cannot be regarded as a small development. In terms of character the proposed site is the only open space in Huthwaite, which abuts the countryside and is a visual link to the Brierley Forest Park, the site as it exists contributes to the openness of the countryside. 10.34 hectares of agricultural land, that amount of land and the open character of that site would be destroyed by the proposed development. The proposal fails to meet any of the criteria of EV2 (g).

The Government's commitment to Sustainable Development was made plain in 1990 when the White Paper "This Common Inheritance" was published. This paper was very clear about the need to conserve the natural heritage for the benefit of future generations. The maintenance of a sustainable environment for future generations relies on a critical stock of habitats throughout the rural and urban environments. The Local Nature Reserves and Site of Importance to Nature Conservation (SINCs) in the District are such habitats which should be retained as part of that stock. In countryside locations it is generally possible to ensure that LNRs and SINCs are avoided or protected. Brierley Forest Park is now a Local Nature Reserve and this proposed development abuts it and two SINCs. The Brierley Forest park Management Plan 2005 – 2008 (page 10-3.2. Environment and Ecological Status) comments that "there is a mixture of habitats on site, including old hedgerows, grasses, woodland, wetland, pond and marsh. Many birds and animals are present including protected species, such as skylarks and voles" As this site abuts the Nature Reserve, it is not inconceivable that this acreage of land is being used as a corridor for wildlife, especially between the two SINCs. If the proposal is approved then any such corridor link will be destroyed.

The proposal brings houses much closer to SINC EV6/95 and EV6/96 and to the southern boundary of Brierley Forest Park. The separating distance from development to these protected area have been substantially reduced. Such a reduction in separating distances will or are likely to create concerns over the protection of the safeguarded habitats. The proposal shows the side gardens of houses immediately adjacent to EV6/95 and the rear garden of houses which back onto EV6/96. There is less than 6 metres separating the drives of two houses from the boundary of Brierley Forest Park. The non existence of a separating strip and the narrowness of a strip of land adjacent to the Nature Reserve is deemed to be unacceptable. The proposal would therefore fail under policy EV6 - Development which adversely affect Local Nature Reserves and SINCs.

The proposal also fails policy EV8- Development which adversely affects trees worthy of retention, including woodland and individual trees will not be permitted. The appropriate word here is woodland. The site is within The Greenwood Community Forest, which is intended to provide well wooded landscapes for wildlife, living and working, recreation and education within urban fringe areas. Paragraph 3.55 of the Local Plan specifically includes Brierley Forest Park and mentions this site in particular. I quote "Ashfield District Council has carried out a number of schemes contributing to the Greenwood Community Forest including Brierley Forest Park, a major public open space between Sutton-in-Ashfield, Huthwaite and Stanton Hill. This 145 hectare parkland includes extensive areas of tree planting, wetlands and wild-flower meadow together with a large

trail network and visitor centre. Privately owned land to the south and east of Brierley Forest Park comprises an important part of the setting of the park and as such will continue to be protected as part of the countryside.”

The above mentioned land is the application site. The proposed development fails to contribute to the setting of the park and is therefore unacceptable and contrary to the aims and objectives the Greenwood Community Forest. The Local Authority is therefore asked to protect those aims and objectives by refusing this application.

Housing: Is there a demand for residential in this area and can the Local Authority meet those demands.

Government advice:

PPG1 “General Policy and Principles” with regard to housing the PPG advises that Local Authorities to allocate the maximum of housing to previously developed sites within the urban area.

This site is within the countryside area and has not been previously developed.

PPG3 “Housing” promotes the re-use of urban land in preference to the development of Greenfield sites.

The proposal is a development of a Greenfield site and is therefore contrary to the advice of that PPG.

However the PPGs have been replaced by the National Planning Policy Framework (NPPF), but the above principles have been incorporated in the Framework.

One of the core principles of the Framework is to proactively drive and support sustainable economic development to deliver amongst other things the homes that the country needs. It seeks to boost significantly the supply of housing. Paragraph 49 specifies that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies should not be considered up to date if a 5 year supply of housing cannot be demonstrated.

Paragraph 14 states that at the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking. It sets out what this means for decision taking. Paragraph 52 includes the supply of new homes. Through large scale development, such as new settlements, or extensions to existing villages and towns that follow the principles of Garden Cities.

This is a large scale development, but it is not a new settlement, nor is it an extension to an existing village surrounded by countryside. It is an extension to the urban fringe of Huthwaite, with the site being designated as countryside in the Local Plan. However the

proposed layout does not follow the principles of the Garden Cities, which had properties with large front gardens and even larger back gardens so that each plot could be sustainable. This is not possible with the proposed layout because the front gardens of the proposed houses are minimal, so too are the rear gardens the minimum length.

Paragraph 216 identifies the weight to be attached to the emerging Local Plan, and this Plan has a 5 year's supply of housing sites. This is based on the stage of preparation, whether there are significant unresolved objections, and consistency with the Framework. This is a matter for the Local Authority to clarify its position. However there is an emerging Local Plan 2010- 2023 Preferred approach September 2012. The proposals map and sustainability report were submitted to the Inquiry. The proposals map shows housing allocations on land currently countryside and Green Belt. The application site is not allocated for housing in that plan. It is proposed to remain countryside, where the landscape character identified in the Landscape Character Assessment would inform development.

The DETR paper "Planning for the Communities of the Future " states that long term solutions to the housing requirements should be by making best use of previously developed sites in order to minimise the development in the countryside areas.

The site is not a previously developed site and it is within the countryside designation of the approved Ashfield Local Plan and therefore the proposal goes against Central Government advice and is deemed to be unacceptable.

Section 5.12 of Ashfield Local Plan states the following objectives:

- c) To ensure that new housing development is concentrated in the Main Urban Areas and allow for limited development in Named Settlements.
- i)
- ii) f) To minimise the amount of new housing development in areas of the countryside.

The proposal fails to comply with objective c) as it is located in the countryside, it is considered that over 300 dwellings cannot be considered as a minimal amount of new housing in areas of the countryside. The proposal therefore fails objective f).

The Local Plan Review states that 2,943 dwellings are required in the rest of Ashfield. It has adopted a sequential approach to residential site identification. Based on the Structure Plan Review policy and Government advice that plans should identify land within the urban areas as a priority, followed by sites adjoining urban areas, only when the first two options have been exhausted, to consider sites elsewhere.

- a) Main Urban Areas. Sites within these areas are considered to be a priority.

It has already been established that this site is located in the countryside and not within a Main Urban Area. In addition the details of Technical Paper No1" Urban Capacity

Study” included a review of protected urban areas, open space and allotments. The Study conclusion was that general loss of open space was not considered to be acceptable, based on an assessment of open space needs and current levels of provision. This site whilst not in the Main Urban Area category, is one of the major open spaces in Huthwaite, so bearing the result of that conclusion in mind, it is considered that this open space should not be lost. The applicants therefore cannot claim that the site is with a Main Urban area and the loss of open space can be deemed as acceptable.

b) Adjoining Main Urban Areas.

The Local Authority when the review of the Local plan was done, rejected identifying any of the sites within this category on the basis that there was more than adequate supply of land elsewhere. This is now not the case.

The National Planning Policy Framework (NPPF) places a duty on Local Planning Authorities to demonstrate a supply of specific deliverable sites sufficient to provide 5 years` worth of housing against their requirements 5 year Housing Land Supply.

The Ashfield Housing Land Monitoring Report, published in July 2013 states that, based on current commitments (including sites with planning permission and those SHLAA sites, which are deliverable without any policy change) set against the Council's adopted housing target for 2010 -2024 plus a buffer for the first 5 years, the conclusion is

Overall Ashfield District has a 4.5 year supply of deliverable housing sites.

The Sutton -Kirby area has over 4.5 year supply of deliverable housing sites.

The Hucknall area has in excess of 5 year supply of deliverable housing sites.

However, Table 4 of the above report illustrates that if the new allocations proposed to be taken forward in the emerging Local Plan Publication document are included, then a 5year supply of deliverable housing land can be demonstrated across the board.

Examining Table 2 of that report, which includes the proposed allocations from the emerging Local Plan. There is no deficiency but a surplus because the housing provision on small and large sites increased. This means that the 5 year surplus, which the Local Authority are required to provide, is obtained.

These new allocations do not include this site and therefore should not be included in any assessment of housing land need up to 2024.

As the site adjoins a Main Urban area, it is necessary to consider it as a potential site despite the above remarks. Sites on the urban edge should be capable of access to existing infrastructure and priority is given to site which relate well to the urban area and provide a logical extension and rounding off of defensible physical boundaries. These are the criteria, on which the site should be judged.

The site is capable of access to existing facilities since Ashlands Road West forms its southern boundary. Whilst it can be argued that it is bounded on 3 sides by residential development and therefore relates well to the urban area, it does not appear to be a logical extension to the urban area, nor does it “round off” to defensible physical boundaries. The site is too large, 10.34 hectares, to be a logical extension and the frontage of approximately 350 metres is too wide for a rounding off of development. It is simply a wide open space of countryside adjacent to a road and is an open lung of countryside adjacent to an urban area and is visually important to the setting of the Local Nature Reserve of Brierley Forest Park.

There is a question of the adequacy of the infrastructure. There were objections to a previous appeal relating the method of sewage disposal and the massive overload of the existing sewage system. The occupants of over 300 dwellings will cause problems if the existing sewage system is at capacity, as previously claimed. The second objection relates to surface water dispersal. This was deemed inadequate in 1989 as parts of the site and land on North Street have problems with drainage with surface water standing in large areas. The common argument that more land under concrete will exacerbate this problem can be used with this particular proposed development. Questions must be answered by the appropriate authorities regarding these two issues about the suitability of this site for development. One of the Environment Agency's objectives f) is to protect the quality of surface water and ground water and to protect areas from the risk of flooding. Under site Ref :S55 Strategic Flood Risk Assessment: Potential flooding from culverted watercourse (SFRA Ref S22, S25) the comments stated are as follows “A further flood risk assessment would be necessary before development would be allowed on this site, although it is recognised that the site is outside flood zones 2 and 3.”

The site is therefore questionable for infrastructural reasons also.

An examination of appeals within the local area has been undertaken to see if the issues in them are similar to those of the application site. Are the appeals close by and do the inspector's reasoning apply to this proposal.

The first appeal is APP/W3005/A/14/ 2215420: Site at land adjacent to the Miner's Arms, Stoneyford Road, Sutton-in-Ashfield, NG17 2DX. The development was for 8 dwellings in the countryside around the above mentioned public house. The main issue was the effect of the proposed development on the character and appearance of the area. The inspector's reasoning was that the appeal site “provided an attractive open break between built forms of development.”

It was in open countryside and was not designated as a nature conservation site and comprised poor grassland and poor defunct and intact hedgerow and trees, but it was adjacent to a Nature conservation area. The application site is similar in that it is in the open countryside and it is not a designated nature conservation site, but more importantly it is adjacent to a protective Local Nature Reserve.

The inspector concluded that the appeal site was of particular importance with regard to acting as a green wedge between built up areas. The application is also a green wedge of countryside surrounded on three sides by built -up areas but by its scale/size and its length of frontage along Ashfield Road West, it acts as a visual link and open aspect to the setting of Brierley Forest Park and is therefore more important as an open lung of countryside surrounded by built development.

There is a similarity also between the appeal site and the application site in that the question of the 5 year supply of housing sites formed an argument for the appellant and was defended by the Council. The arguments for the Council relying on the policies of the approved and emerging Local Plan were dismissed and carried little weight. Whilst the inspector stated that policy Ev2 may be considered the relevant policy for the supply of housing, it was out -of -date. Therefore to argue the case for refusal with reliance of the approved Local Plan Review policies and those of the emerging Local Plan would be futile, as they would carry no weight if the application were to be refused.

The only issue , which the inspector might consider is so significant to outweigh the benefit of meeting the housing need (and any other benefit) is that the result of developing the application site, would be the significant detriment to the character and appearance of the area.

There are three factors for presenting this line of argument. The first, is the scale of the development. The appeal proposal was for only 8 dwellings, whilst this proposal is for 300 dwellings. Such an amount of dwellings will have a detrimental effect upon the character and appearance of the area and would cause traffic problems of backing up of vehicles especially at peak periods in the area immediately surrounding the site because there are only two entrances to the proposed estate and both come onto Ashlands Road West being only 120 metres apart. This represents roughly 10 vehicles in length with separation distances between vehicles. The estate could have between 300 and 900 plus vehicles entering and exiting from it depending on the calculations of how many vehicular spaces are required by the Council's design guidance.

Secondly the size of the development in terms of area is a factor in respect of the character and appearance of the area. The application site is 10.34 hectares. The appeal site was only 0.23 hectares. The size of the area to be developed would have drastic consequences for the character and appearance of the area. Simply put, at present it is 10.34 hectares of open countryside, which will be destroyed if approval is given. It would also result in the loss of the visual open corridor link between the Local Nature Reserve and the two SINCs mentioned above and result in the destruction of the open setting of Brierley Forest Park.

The third issue is the extent of the frontage of the development. This is approximately 350 metres in width compared with approximately 20 metres in respect of the above appeal. The developer will argue that there is a landscaping strip along the frontage of Ashlands Road West and therefore a visual green strip of land will represent open green

wedge of countryside. The width of this strip, which is supposed to soften the visual impact of the development varies from approximately 5 metres on the eastern side of the frontage to 20 metres in the middle of the site, where the accesses are, and down to 10 metres on the western side of the site. There is only sufficient width to plant one tree, every so many metres, in that narrow width along the whole of that frontage. This degree of planting and the failure to create any mounding within that strip of landscaping results in the development being seen from Ashlands Road West. This narrow width of landscaping is considered unacceptable and fails to tie in with the principles of Garden Cities, which the developer is supposed to follow.

There is also another factor, but this is a detail in the layout of the development. The developer has failed to consider the requirements of planning for crime prevention, in that, houses at the east extremities of the site along the frontage which back onto this strip of landscaping. This may well result in garden gates being constructed after the houses are occupied, as well as the openness of the frontage to Brierley Park which is almost the entire proposed length of the development, this will soon be totally open with numerous entrances and exits which will result in there being no physical barrier between Brierley Park and this Bellway proposed development, which in effect will make this development look part and parcel of Brierley Park and this the Council cannot prevent. These would definitely be unsightly and is considered and is poor design practice.

The above factors are considered to be the adverse broad impacts of the development as compared with the above appeal affecting the character and appearance of the area.

It is contented that the application proposal would result in significant detriment and demonstrable harm to the character and appearance of the area. It is also considered that it would conflict with the objectives of the Framework, which regards good design as a key aspect of sustainable development and seeks among other things to ensure that planning should always seek to secure high quality design and to take account of the character of the area.

The second appeal the application development was compared with was the appeal Reference No: APP/W3005/A/12/2179635. Land of Gilcroft Street/St Andrews Street, Skegby, Sutton-in Ashfield NG173EJ, and Vere Street, Sutton-in-Ashfield NG174DS. This comprised two individual parcels of agricultural land with a total of 7.4 hectares. This appeal was approved by the Secretary of State and the reasoning for it was that the Council does not have a 5 year supply of housing land and that the under-supply is significant and of substantial weight in considering the appeal. The Secretary of State also agreed with the inspector that little weight can be given to the emerging plan and the scale and location of the housing proposed in the appeal scheme would not be so substantial as to raise issues best addressed to a local plan.

The appeal site was urban fringe and this proposed site is urban fringe. However that was an outline application and this is a detailed application, which is more than 3 hectares larger than that appeal site. Although the Local Authority lost that appeal, it gained substantial benefits. It gained the provision of public open space, footpath connections,

footbridges and links to Skegby Hall Historic Park and Gardens, which was integral to the application submission. The inspector stated that it is justified both to maintain the gap between settlements, and to provide a high quality open space linking to existing open space. This would accord with the Green Infrastructure and Biodiversity Strategy. It would help protect sites of importance for nature conservation, and protect the setting of Skegby Hall Historic Park and Gardens. It would also provide a large area of green space that would have merit in relieving pressure on the Sherwood Forest Area. So despite losing the appeal, the Council received land and the above benefits from the developer and would be able to defend future pressures, like this application, because of that agreement. Because that appeal was won, it also means that the undersupply of houses has been reduced by approximately 230 houses.

This site has been the subject of an appeal in 1989, when it was dismissed by an appeal inspector. It was concluded then that this site was in the countryside and that there was no need to develop this area of land. The Appeal Reference is APP/W3005/A/89/127643. The inspector concluded that the Local Authority had sufficient land available then not to include this site in the list of sites to become available for development. The previous appellant's case was that there was not a valid Local Plan for the area. This proposal is similar in that there is an emerging Local Plan, but that it has been withdrawn, because the inspector examining it has raised some queries.

The inspector determined that the appeal site (the current application site) lies outside the limits of the existing built up areas and is not needed. It lies in the countryside and is protected by the Structure Plan and Local Plan policies at the time of the determination of that appeal. He commented that “although then the Local Plan had not been adopted, the policies in relation to this site at the time carried sufficient weight.” His conclusion was that this was not a small site for infilling and the proposal was contrary to the Local Plan.

His further comments are quoted “the site would involve a considerable peripheral extension of the built -up area of the town at this point into the adjoining countryside. It would not be contained on the eastern boundary by a large depth or area of development. Development along the western boundary consists of a fairly weak single ribbon of homes and bungalows, which do not serve to contain this broad site within the built -up area. The main area of development to the south of the site occupies the crest and upper slopes of a fairly pronounced ridge running out more towards the east. It would be wrong to allow major development to extend further down the slopes of this ridge into the bottom of this small valley and area of countryside. The small brook and public footpath would not form a logical boundary to the built-up area, when viewed in the wider landscape, even with a substantial landscape scheme. The proposed development would be a major intrusion into the bottom of this small valley and an area of countryside, which although not subject to extensive views seems to have potential for passive recreation using the open space and footpaths in the area. The reclamation of the former colliery tip seems likely to continue recent improvements in the appearance, character and enjoyment of the area.

I therefore find the proposal contrary to the policies of the approved Structure Plan and to be an unacceptable addition to the settlement and a major intrusion into the countryside to the detriment of its appearance and character.

The Government in its determination of that appeal concluded that this site was in the countryside and would be an unacceptable addition to the settlement and a major intrusion into the countryside. It has accepted that the application site is in the countryside and should therefore be protected for the future. The above comments are still valid today, despite the local Authority not having a valid 5 years supply of housing land.

Another reason for objection is the additional increase in traffic generated by this development. Ashlands Road West is already a very busy and often congested road as it is a short cut to the industrial development to the west. A traffic census survey has been taken from 2009 to 2013 where along the B6026 in both directions the total number of vehicles was 10,595 in 2009 and 10,409 in 2013. The survey taken west of Ashmore Road reveals a total of 11,634 vehicles in 2009 and 10,721 in 2013. This volume of traffic is consistently near enough the same. However, if this proposal is approved, additional traffic generated by the development will all have to gain an access onto Ashlands Road West, to the detriment of the free flow of traffic.

Public Inquiry and Covid 19

This Inquiry so we understand will be a Zoom meeting and as such no details of how this is to take place, or a timetable issued for those local residents concerned to make their point. The biggest problem which will affect this Zoom Public Inquiry is the elderly age or inexperience of the local residents who, nearly all do not have access to the internet or are not fluent with even the basic mobile phone (this is a bungalow area after all). so any zoom or telephone meeting will be impractical.

The locals objected to the Wilson Homes development and raised over 1800 material considerations against this development, and this was because we could have meetings in the local Hall and in Brierley Park, so people felt engaged and debated this development, but due to Covid 19 we have not been able to meet and so discuss this development.

I would suggest the Public Inquiry be postponed until Covid 19 restriction are relaxed enough to afford the local residents a face-to-face meeting with yourselves and also you could walk round the area and see what exactly this Public Inquiry is about and the total impracticality of this proposed development. This would be seen as a fair chance for the local residents to have a say and not be at a disadvantage due to Covid 19 and relying on technology.

This is now the third proposed development on this crop growing field (barley and corn in alternating years and mowing grass on the outer side every year) adjacent to Brierley Park. the second attempt was by Wilson homes and now its Bellway homes, who are part of the same group and share the same directors, trying to get more houses up from 260 to 300. This is getting ridiculous, perhaps a step back and ask the locals to suggest a

sensible plan which would pass, such as a continuation of the Bungalows which would in turn release larger more practical size houses for the general populous where families can grow into. Less damage to the park and certainly would result in less congestion for all concerned here.

For all the reasons listed above I ask the Public Inquiry to refuse this application.

Yours most sincerely

M G Hull

Malcolm Hull

From: MARILYN JONES

Address: 20, WORDSWORTH,
SUTTON IN ASHFIELD
NOTTS NG17 2GG

Dated as per email

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

I would like to express my strong objection to the proposed MAJOR DEVELOPMENT, and yet another attempt to build 300 plus dwellings on the land between Brierley Park and Ashland Road West.

We would also like to point out that this specific area of land has been confirmed as being part of the countryside policy EV2, as set out in the Ashfield Councils Local Plan Review 2002 and updated in 2007. Section 3.55 protects this area from being developed.

The existing road infrastructure is also a major concern. Already many residents experience daily traffic congestion along Ashland Road West, Sutton Road, Huthwaite Road and Common Road. The addition of this application will increase the traffic to around 600 additional vehicles and, in some cases, multiple vehicle movements. This will only create more problems for our local road infrastructure.

Any development on this land would inevitably increase potential local flooding for the existing residents, who have suffered enough on several occasions in the past, as the concreting over of this field will affect the natural soak away of excess water in periods of torrential rain, which are becoming much more frequent,

Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

- This development would have a significant effect (300 dwellings, 600+ people) on existing medical facilities and schools, all of which are already struggling to cope
- As the pandemic has proved the importance of green spaces to both mental and physical health, can the developers justify their persistence in building on what are literally green fields when brown field sites are available in the area?

Yours Sincerely

M. Jones

ARW BW 006B

Beth Evans

From: martin betts <betts_9@msn.com>
Sent: 21 June 2021 17:47
To: Dyson, Alison
Subject: PLANNING APPEAL ; LAND OFF ASHLAND ROAD WEST

We Mr & Mrs Betts of Rooley Drive, along with the residents of the streets off Ashland road west, Sutton in Ashfield, object categorically to the development of 300+ properties on the land off Ashland road west, Sutton in Ashfield. Our concerns are :-

1. The increased number of vehicles that would be using Ashland Road West, which is the main access road from the carsic estate to Huthwaite, so there are a lot of vehicles already using it. Assuming that each new property has 2 cars minimum, there would be 600+ extra vehicles using the road. I dread to think what it would be like trying to get off Ashland road west, when people are going to work and taking their children to school, it is bad enough without the extra traffic.
2. Increased pressure on the sewage and waste water system, which has been blocked 3 times in as many months.
3. The pressure on the local schools. Classes are over crowded now.
4. Desecration of greenbelt land.
5. Increased flood risk to Brierly Park.
6. Disruption to peoples live, from ongoing building work and the movement of contractors vehicles, putting more stress on road users.

Yours Sincerely

Martin Betts

From: MARTIN BETTS

Address: 9 ROOLEY DRIVE
SUTTON IN ASHFIELD
NOTTS NG14 2EY

Dated as per email

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Any development on this land would inevitably increase potential local flooding for the existing residents, who have suffered enough on several occasions in the past, as the concreting over of this field will affect the natural soak away of excess water in periods of torrential rain, which are becoming much more frequent,

Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

Ashland Road West is the main access route from Carsic estate to Huthwaite Road so it gets very busy.
The sewage and waste water drain is already running above capacity and has been blocked 3 times this year. It will not take 300 more dwellings pumping into it.

Yours Sincerely



ARW BW 006B

Beth Evans

From: e-mail matthew.g.churchman <matthew.g.churchman@ntlworld.com>
Sent: 29 June 2021 14:30
To: Dyson, Alison; Cllr.A.Harding@ashfield.gov.uk; Malchull@aol.com
Subject: Regarding Planning Appeal ref APP/W3005/W/21/3274818

Dear Sir/Madam,

I am writing regarding the proposed development of housing on the land between Brierley Park and Ashland Road West to express my strong objection to these plans, with the hope that they will ultimately be refused.

Firstly, under the Ashfield Councils Local Plan Review (2002, updated in 2007), as part of countryside policy EV2, the discussed area of land is part of the countryside and thus should be protected from development by Section 3.55. As part of the countryside, the area has become home to a substantial ecosystem; over the course of my 24 years living here the fields have become home to numerous iconic species such as pheasants, foxes and deer, which commonly roam around morning and dusk, kestrels frequent the area as a hunting ground due to the large open area and suitable prey such as shrews and mice living there and herons from the pond in nearby Brierley Park are occasionally sighted on this land as well. On one occasion I have even sighted a Lapwing on the land, a species which the RSPB has on it's Red List of Conservation Concern due to it's recent population declines. It would be irresponsible to destroy any of the potential habitat of this particularly vulnerable species.

If the area becomes developed this habitat would be broken down and divided by roads, forcing the more specialized species of animals out of the area and severely damaging the ecosystem; with less predators such as foxes and kestrels, pest species such as rats and pigeons will likely thrive in the area as well as neighboring gardens.

Furthermore, the development would create complications for existing local residents due to the lack of established infrastructure. The proposed plans are for over 300 new residences which I believe the local schools and medical practices will struggle to accommodate, and the existing road networks would be flooded with traffic as a result of the construction vehicles as well as the increased population density; some of our existing roads are already in poor condition and the increase in traffic will not only damage them further but also impact the air quality for existing residents.

During the council meeting where the plans were initially rejected a representative for Bellway Homes stated that the developers would go "above and beyond" to assist in the improvement of infrastructure, but this was refuted by one of the Councillors who pointed out the financial aid for infrastructure the developers had listed in their plans was only the "bare minimum". This has raised personal concerns as to the sincerity of Bellway Homes' intentions for the development and I do not believe the damage dealt by it's construction would be sufficiently repaired.

Finally, local residents (myself included) do not support the development because of the negative impact it would have on our local area in terms of lifestyle and aesthetics. The lower areas of Ashland Road West are already somewhat prone to flooding during periods of heavy rain, which in our current climate are becoming more and more frequent. The fields being targeted for development are a major source of natural drainage for the local area, and by replacing the ground with concrete the flooding issues for both the developed homes and existing residents would be compounded.

As well as this, the development plans for a large amount of tightly packed 3-storey houses, which local residents agree does not match the local aesthetic of this predominantly-bungalow area. With the sloped ground these homes would be built on the natural beauty of the area and Brierley Park itself would be ruined for many as the homes would be clearly visible from not only Ashland Road West but the park itself. Thus, the majority of local residents do not support the build as it threatens not only to cause damage to their homes but also impact their enjoyment of their local area.

With all of these points in mind I am urging you to refuse this application. Please help to protect not only the local ecosystem and it's natural beauty, but the existing residents homes and their way of life, from truly devastating and irreversible damage.

Yours sincerely,
Matthew Churchman

From: MATTHEW THOMAS.
Address: 34 THE GREEN.
DE742JX.

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

I would like to express my strong objection to the proposed MAJOR DEVELOPMENT, and yet another attempt to build 300 plus dwellings on the land between Brierley Park and Ashland Road West.

We would also like to point out that this specific area of land has been confirmed as being part of the countryside policy EV2, as set out in the Ashfield Councils Local Plan Review 2002 and updated in 2007. Section 3.55 protects this area from being developed.

The existing road infrastructure is also a major concern. Already many residents experience daily traffic congestion along Ashland Road West, Sutton Road, Huthwaite Road and Common Road. The addition of this application will increase the traffic to around 600 additional vehicles and, in some cases, multiple vehicle movements. This will only create more problems for our local road infrastructure.

Any development on this land would inevitably increase potential local flooding for the existing residents, who have suffered enough on several occasions in the past, as the concreting over of this field will affect the natural soak away of excess water in periods of torrential rain, which are becoming much more frequent,

Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

LOTS OF TRAFFIC NEAR SCHOOL WHICH WILL MAKE IT
MORE DANGEROUS FOR CHILDREN.

Yours Sincerely

ARW BW 006B

From

Maurice Fieldhouse

N/O 4. MY COURT GARDENS, SUTTON IN ASHFIELD, NOTTS.

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

**SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W/21/3274818**

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Finally, I urge you to listen to the local people when we say we do not support additional extra housing the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

FAO BELLA OF MAURICE FIELDHOUSE.
Yours Sincerely

Maurice Fieldhouse

90 yrs old

ARW BW 006B

From: Maxine Bultery

Address: 9 Columbia Avenue
Sutton-in-Ashfield, Notts, NG17 2GZ ✓

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

Please build on brown field sites rather than green, my children and I enjoy walking around Brierley every week, it helps with mental health and the scenery is serene and stunning, building here would totally ruin this experience, cars, fuel, brick buildings, traffic increasing.

Yours Sincerely



From: Mr & Mrs. Ashton

Address: 15 Meden Crescent.
NG 17 2FY ✓

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

The roads we have already have lots of pot holes, do we need more or bigger with traffic. If they build on this land how long before Brierley Park is crept onto. Noise Pollution - Wildlife destroyed
Green Space air Pollution,
Mr. S Ashton J Ashton

Yours Sincerely

ARW BW 006B

*From
John and Anne Hill
The Bungalow
Skegby Road
Huthwaite
Sutton-in-Ashfield
NG17 2PL*

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

**SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818**

Dear Alison,

I would like to express my strong objection to the proposed MAJOR DEVELOPMENT, at yet another attempt to 300 plus dwellings on the land between Brierley Park and Ashland Road West.

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Finally, I urge you to listen to the local people when we say we do not support additional extra housing the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

The local services such as schools, doctors surgery etc will be inundated with extra pupils and patients which are already overstretched as it is. There will also be an

increase in traffic on the roads, which are already struggling to cope at the moment.

What about the affect on the police, hospital and fire services too? These services are also overstretched on occasions.

There will be an impact on our wildlife which calls this land home, there are many different species like deer for example that live in this area.

This will spoil the view for residents already living here and cut into our beloved park land. If 300 homes are allowed to be placed on this land who is to say that the developer will not try and take more and more land adjacent to this and suddenly our beautiful park shrinks. Our green spaces also a benefit in order to exercise, socialise and help our mental well-being too.

The proposed site is also situated on a flood site. When we have heavy rain this is where it all flows onto and is absorbed. We have seen the news from the flooding that happened last year with towns, villages homes etc being flooded and we don't want this to happen here. Also putting houses here will mean that the rain that would have been absorbed by this site will now all go onto the park making this inaccessible.

Yours Sincerely John and Anne Hill

ARW BW 006B

From: MR, D. PARKIN.

Address: 49, WINDSOR AVE,
SUTTON-IN-ASHFIELD,
NOTTS NG17 2HN.

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

I would like to express my strong objection to the proposed MAJOR DEVELOPMENT, and yet another attempt to build 300 plus dwellings on the land between Brierley Park and Ashland Road West.

We would also like to point out that this specific area of land has been confirmed as being part of the countryside policy EV2, as set out in the Ashfield Councils Local Plan Review 2002 and updated in 2007. Section 3.55 protects this area from being developed.

The existing road infrastructure is also a major concern. Already many residents experience daily traffic congestion along Ashland Road West, Sutton Road, Huthwaite Road and Common Road. The addition of this application will increase the traffic to around 600 additional vehicles and, in some cases, multiple vehicle movements. This will only create more problems for our local road infrastructure.

Any development on this land would inevitably increase potential local flooding for the existing residents, who have suffered enough on several occasions in the past, as the concreting over of this field will affect the natural soak away of excess water in periods of torrential rain, which are becoming much more frequent,

Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

.....
.....
.....
.....

Yours Sincerely



From: DIANE PARKIN

Address: 49 WINDSOR AVE
SUTTON-IN-ASHFIELD

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

.....
.....
.....
.....

Yours Sincerely

Mrs. Diane Parkin

Roy and Rosemary Smith

11, Coultons Avenue
Sutton in Ashfield,
Nottinghamshire
NG17 2GN

01623 472556

roydalesmith5@icloud.com

27th June 2021,
Planning Inspectorate,
Temple Quay House,
2, The Square,
Bristol
BS1 6PN

Dear Sir,

**Subject: Bellway Planning Appeal, Ref: W/3005/W21/3274818
Ashfield District Council, Nottinghamshire.**

**Site: Land situated between Brierley Forest Park and Ashland Road,
Sutton in Ashfield**

My wife and I wish to object to the above proposed Major Development, which the applicant, Bellway, is again attempting to secure consent to the building of 300 plus mixed type dwellings on land near to us following the rejection of the proposal by Ashfield District Council.

The Council, recently, in accordance with its own countryside policy, as contained within the most updated Local Plan Review and after taking into account the many hundreds of local objections to the development, refused planning permission to Bellway. This decision was consistent with earlier rejections for the development of the land which we might add where less invasive than this particular proposal.

In essence, we believe that the development would be seriously detrimental to the amenity of the area through over intensification with inappropriate housing on a small greenfield site which is alongside a developing and ecologically sensitive country park. The Country Park itself was created from a former colliery spoil heap and over the last 30 years has become an established and much used vital local amenity. A quite valuable green space in a former mining community that is well used for all forms of leisure and conservation, but one that would be seriously threatened by the proposed development. This threat would not only be from the close physical proximity of the proposed housing alongside a large boundary shared with the park but from the excessive footfall that would result in the park from dog walkers, cyclists, runners and walkers. The amenity would be destroyed for the pre

Roy and Rosemary Smith

11, Coultons Avenue
Sutton in Ashfield,
Nottinghamshire
NG17 2GN

01623 472556

roydalesmith5@icloud.com

27th June 2021,
Planning Inspectorate,
Temple Quay House,
2, The Square,
Bristol
BS1 6PN

Dear Sir,

**Subject: Bellway Planning Appeal, Ref: W/3005/W21/3274818
Ashfield District Council, Nottinghamshire.**

**Site: Land situated between Brierley Forest Park and Ashland Road,
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existing community that has done much to create and maintain this valued facility.

Our area is already densely developed with low rise housing, mainly bungalows and the Bellway proposal would introduce totally inappropriate high rise housing and create a density of dwellings that would create an imbalance to the local infrastructure which could not reasonably cope with the added pressures to roadways, local schools, NHS providers and other services.

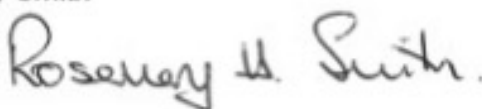
It is for these described reasons and the many other points and observations raised by residents that we ask you to reject this appeal and uphold the Council's carefully arrived at decision for this development.

Yours Faithfully,

Roy Smith,

A handwritten signature in black ink, appearing to read 'Roy Smith', with a stylized flourish at the end.

Rosemary Smith

A handwritten signature in black ink, appearing to read 'Rosemary H. Smith', written in a cursive style.

From: MR & MRS TIPPLE

Address: 70, SPRINGWOOD VIEW CLOSE
SUTTON - IN - ASHFIELD
NOTTS NG17 2HR.

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT: BELLWAY'S PLANNING APPEAL
REF W/3005/W 11/3274818

Dear Sir

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

Yours Sincerely

ARW/BW 006B

From: B.W. JEFFRIES

Address: 14, COUNTONS AVENUE,
SUTTON-IN-ASHFIELD
NS17 2SN

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

APART FROM THE LONG LASTING DETRIMENTAL EFFECTS ON OUR
PARK & WILDLIFE, THE BUILDING OF 300+ HOUSES WILL CAUSE NOISE,
POLLUTION AND DISRUPTION TO THE WHOLE AREA BOTH SHORT AND
LONG TERM. THERE ARE BROWN FIELD SITES AVAILABLE.

Yours Sincerely



ARW BW 006B

From: MR. MARK KEELING

Address: 24 ROOLEY AVENUE
SUTTON - IN - ASHFIELD
NOTTS NG17 29J

07749 746176

Dated as per email

26/06/21

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

SUBJECT: BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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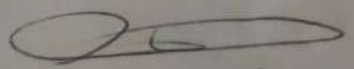
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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

THERE ARE MORE SUITABLE SITES FOR DEVELOPMENTS
THAT WILL NOT HAVE SUCH A MAJOR IMPACT ON THE LOCAL
SERVICES. I'VE LIVED AT THIS ADDRESS SINCE 2003 AND
IT TOOK US 6 YEARS TO GET OUR YOUNGEST CHILD INTO
ST. MARK'S SCHOOL, WHICH I CAN SEE FROM MY BACK
GARDEN. BUILD THESE POOR QUALITY HOUSES
YES BUT WHEN ARE THE EXTRA SCHOOLS,
DOCTORS AND OTHER CIVIL ESTABLISHMENTS
GOING TO BE BUILT?

Yours Sincerely


MARK KEELING
26/06/21

ARW BW 006B

From: Mr S Longbottom. Miss K. Parnell

Address: 15 CHARNARDON GROVE
SUTTON IN ASHFIELD
NG172HH.

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT: BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

This would be a substantial loss of habitat for local wildlife that resides on this land and the surrounding park land. Including deer, badgers, fox, birds of prey, owls and more.

Yours Sincerely




ARW BW 006B

From: MR ANDREW MILLINGTON

Address: 1 KEATS AVENUE, SUTTON IN ASHFIELD
NOTTINGHAMSHIRE. NG17 2GH

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

Yours Sincerely



ARW BW 006B

Beth Evans

From: Roy <rfj.ball@hotmail.co.uk>
Sent: 30 June 2021 12:00
To: Dyson, Alison
Subject: Bellway's Planning Appeal Ref APP/W3005/W/21/3274818

Dear Sir/Madam,

What do Nicola Sturgeon and Bellway Homes have in common? Neither of them understands the word NO. The people of Scotland do not want independence as the referendum clearly showed and the people of Huthwaite/Sutton in Ashfield do not want 300+ dwellings built on the land off Ashland Road West as the outline planning application was rejected by Ashfield District Council. No means No.

If Bellway homes need to build dwellings in the Sutton/Huthwaite area, they should consider 'brown' sites locally that have been cleared and are currently considered 'eyesores'. One such site is the Meritina/Quantum factory site which is between North Street and Unwin Street and would definitely benefit from redevelopment.

The land off Ashland Road West is a haven for wildlife, some of it from Brierley Forest which runs alongside its northern boundary, deer specifically, are regularly seen grazing on this land in the early morning. My garden is regularly visited by squirrels, foxes, pheasants and even badgers most of them would not do so if 300+ dwellings were built literally at the bottom of my garden. My garden pond has newts and frogs that come from the wetland that is the corner of the land in question.

The land off Ashland Road West not flat. It starts out level on the eastern boundary but walk the length of the site from east to west and the land slopes dramatically. The steep gradient is enough to witness the farmer unable to plough the land uphill without getting stuck in the mud. It does not require much rain to turn this field to a bog. Dig a hole and within days it is full of water.

This land should be adopted/purchased by the council and incorporated into an extension of Brierley Forest. Plant some trees, encourage wildlife and nature for everyone to visit and enjoy.

Not many people are aware that half of the homes on North Street are not on the mains sewerage system and have to use cesspools and soakaways for drainage. They are also unaware that a ditch runs the length of its western boundary running from the top of the hill to the bottom corner and it always contains water and worse. All I will say is that not everybody uses Ashfield Effluence to empty their cesspools hygienically.

The infrastructure locally cannot sustain the extra burden that 300+ dwellings would inevitably bring.

This appeal application must be refused for the good of the area and its local residents.

Yours Sincerely

Mr R F J Ball

Sent from [Mail](#) for Windows 10

From: Mrs. A. Gamble

Address: 17, Rooley Avenue
Sutton-in-Ashfield
Notts. NG17 2GJ.

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

2/3 storey properties totally out of character for this area of
individually designed properties and mainly bungalows.
Traffic pollution increase and also noise.
Adverse effect on wild life living in the park.

Yours Sincerely

A. Gamble

From: Mr Robert Ellis
Address: 16 Ashland Close
Sutton-in-Ashfield
Notts. NE17 2AL

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

This area could not accommodate or sustain
this proposal from Bellway Homes.

Yours Sincerely

R. Ellis,

ARW BW 006B

From: Mrs S. Bellway
Address: 52, Riley Ave
Sutton - Ashfield Notts

Dated as per email

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

As a local resident I feel the proposed addition of 300 extra houses (so close!!) to our wonderful Brierley Park is totally wrong, houses should be on existing brown field sites!! which are available in the local area.

Yours Sincerely

S. M. Bellway

ARW BW 006B

From: chrissiem2006@aol.com
Sent: 30 June 2021 17:31
To: Dyson, Alison
Subject: APPEAL REF: APP/W3005/W/21/3274818

Dear Sir/Madam

**BELLWAY HOMES' PLANNING APPEAL
LAND OFF ASHLAND ROAD WEST, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE**

I wish to object strongly to the proposal to build 300+ dwellings on the above site. This is the third attempt to destroy this piece of countryside since the 1980s.

We have many brownfield sites in the Ashfield District that need to be used first. There is, in fact, one all ready and waiting to be developed on the former Quantum factory site on North Street, Huthwaite, a very short distance away, which has been cleared following the demolition of the factory around two years ago.

These fields act as a vital soakaway for excess water. During particularly heavy downpours, which are becoming more frequent with climate change, water has overflowed from the fields onto paths in the adjacent forest park. If these fields were to be concreted over, then flooding would surely occur, bringing misery to many.

This proposal would severely impact on the wildlife in the adjacent Brierley Forest Park, due to noise from people and traffic. There would also be an increase in air pollution and light pollution.

A huge expansion in traffic movements would inevitably cause problems on Ashland Road West, including the potential for more accidents due to speeding vehicles, which is already an everyday occurrence.

These fields help reduce CO2 emissions and also contribute to a valuable eco-system.

It is a known fact that Japanese knotweed is growing in one of the fields, to the west side of the plot, and is infiltrating to the centre. (This was mentioned as an issue in the documentation produced by the consultants for the Wilson Homes planning application in 2014.) This will greatly reduce the value of any property and can take up to five years to completely get rid of.

Hay is produced and harvested on a yearly basis by a tenant farmer; this crop is in short supply and a much-needed commodity for the farming community.

This proposal completely goes against the Government's much-publicised green agenda. One of the items on the Ten Point Plan is 'protecting our natural environment'.

Any site visit should definitely include a visit to Brierley Forest Park, especially the area next to the lake, to appreciate the devastating effect a development such as this would have on the wildlife in the park, not to mention the peace and tranquillity one experiences here.

It is my understanding that a previous application for an appeal on the development of this land, made in the 1980s, was turned down by the Planning Inspector at that time, and who commented it should never be built on.

I have been helping to campaign against the development of this land since 2014, when an application was submitted by Wilson Homes for 260+ properties. This was turned down by the planning committee during a meeting in 2016, which had many more people attending than had ever done before for any other planning application, and a lot of people had to be accommodated in a side room with a TV to watch the proceedings, as the committee room was full to capacity. I am so passionate in my quest to save these fields that I wrote to HRH The Prince of Wales.

I understand and agree that we need more homes for people, particularly social housing, but they need to be the right type of property and in the appropriate place. This proposal does not fit any of this criteria.

I am not a NIMBY; my prime objective is to try my utmost to safeguard Brierley Forest Park on behalf of all the animals, who have not got a voice but need protection, and for all the visitors to enjoy.

Finally, as a resident of the area and in the same property for 48 years, I am well aware of all the issues and problems in this community and would ask, therefore, that you please listen to me and the many other objectors to this proposal.

Yours faithfully

(Mrs) Christine Morrell
31 Farcroft Avenue
Sutton-in-Ashfield
Nottinghamshire
NG17 2GR

Tel: 01623 555139

From: MR U J MARSH

Address: 51 WINDSOR AVE
SUTTON-IN-ASHFIELD
NOTES
NG17 2HN

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

THESE ARE NOT ENOUGH SCHOOL PLACES, DOCTORS, DOCTORS OR
AMBIGUITIES FOR LOCAL PEOPLE NOW. INSTEAD OF BUILDING ON GREEN
BELT LAND, CONSIDERATION SHOULD BE GIVEN TO THE MANY AREAS
IN SUTTON WHICH WOULD BEGET FROM RE-DEVELOPMENT. MORE
THAN EVER WE NEED OUR GREEN SPACES.

Yours Sincerely



ARW BW 006B

From: *Ms Lucy Byrom - Nimmo*

Address: *1 Leats Ave, Sutton-in-Ashfield,
Notts, NG17 2GH*

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

I would like to express my strong objection to the proposed MAJOR DEVELOPMENT, and yet another attempt to build 300 plus dwellings on the land between Brierley Park and Ashland Road West.

We would also like to point out that this specific area of land has been confirmed as being part of the countryside policy EV2, as set out in the Ashfield Councils Local Plan Review 2002 and updated in 2007. Section 3.55 protects this area from being developed.

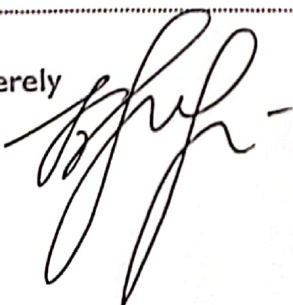
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Any development on this land would inevitably increase potential local flooding for the existing residents, who have suffered enough on several occasions in the past, as the concreting over of this field will affect the natural soak away of excess water in periods of torrential rain, which are becoming much more frequent,

Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

Yours Sincerely



27/6/21

ARW BW 006B

From: MR. N. Adcock
Address: 5 Coulton's Avenue
Sutton-in-Ashfield
NG17 2GN

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

It is clear from previous stated valid reasons this site is not in any way suitable for any building, never mind one of such density. The developers are barking in the wrong place, they should concentrate efforts on more suitable sites and consider Brown field sites instead of destroying green areas and parkland, which is desperately needed to conserve air quality.

Yours Sincerely

Nigel Adcock (Mr)
Local Resident

ARW BW 006B

From:

Address:

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

The development of this area adjacent to Brierley Forest Park, would be most detrimental to the ambience of the Park, which is an extremely valuable asset for the populace from the increasing urban sprawl of housing.

Yours Sincerely

M. N. Marshall (Mrs)

'Archers'

55, North St,

Huthwaite

N.G. 17. E.P.E

ARW BW 006B

RECEIVED
10 JUN 2021
MAJOR CASEWORK

REF: APP/W3005/W/21/3274818 ^{AD}

Windsor Avenue
S-in-Ash
NG17 2HN.

Alison Dyson

We strongly oppose.

building development. It will be
disturbing to Wildlife. Fibreglass
will kill fish in the lake.

The only good in Huthwaite is the
park and why should it be
taken away. 300 houses we
haven't got Doctors or School
to accommodate people and children
that live there now.

Surgeries and School should be
a first to be built.

Traffic problems are with us

new, surely ² the old gentleman
that owns the land should be
concerned but making him a
millionaire would not be his
problem. Everyone we see and
mention this development are
against it. It would not be
residential it would probably be
a Tip.

We do hope we are going
to be successful it having it
turned down again for the last
time we Hope.

Thank You.

From: P.A. Cooper.

Address: 21, WINDSOR AVENUE.
SUTTON IN ASHFIELD, NOTTS,
NG17 2HN.

Dated as per email

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

There is just not the transport infrastructure to support this development. The A38 is often blocked as a result of accidents, while traffic is very slow through Sutton-in-Ashfield. Also there is little thought given to safe cycle lanes as it is.

Yours Sincerely

P.A. Cooper
21 Windsor Avenue.

ARW BW 006B

From:

Address: 2 WORDSWORTH AVE
NG17 2GG

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

.....
.....
.....
.....

Yours Sincerely

E Storey

From:

Address: 2 WORDSWORTH AVE
10917 299

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

OVER 2000 VOTED AGAINST
WE HAVE BATS FEEDING ^{THIS} ABOVE THE
HEDGE IN SUMMER.
DEER IN THE FIELDS.
MISTAKES BY ASHFIELD COUNCIL CAUSED THE
LOSS OF A COLONY OF SKY LARKS

Yours Sincerely

P. M. M. M.

From: Patricia A. Armstrong
Address: 34, ROONEY AVE
SUTTON-IN-ASHFIELD
NOTTS NG17 2QJ.

Dated as per email

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

.....
.....
.....
.....

Yours Sincerely

P. A. Armstrong

ARW BW 006B

From: Patricia Hull

Address: 2 Keats Avenue Sutton In Ashfield NG17 2GH

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

This country is already unable to feed its population in self sufficiency and to continue to build on the countryside will further aggravate this situation with more impacts comes more pollution and reliance on outside sources. PLEASE THINK AGAIN ON THIS PROPOSED DEVELOPMENT AND REFUSE IT.

Yours Sincerely



BUILD ON BROWN FIELD SITES

ARW BW 006B

Beth Evans

From: Paul F <wyandottes@hotmail.co.uk>
Sent: 16 June 2021 00:17
To: Dyson, Alison
Subject: APP/W3005/W/21/3274818- Land Off Ashland Road West Sutton in Ashfield Nottinghamshire

Dear Madaam,

May we reinforce our opposition to this proposed development, this land is so close to our treasured Brierly Forest park, a jewel in our crown regarding green space in and around Ashfield, that a development on this particular site would impact severely on the nature, the whole ecosystem, that has been developed and nurtured there.

It is for the people of the area, a respite and a great asset and we would do all we can to keep any development encroaching and threatening our park. The proposed site is marshy and very wet with a thriving flora and fauna.

As you are aware, on 29th April of this year, The Secretary of State for Housing, Communities and Local Government stated and I quote "The National Planning Policy Framework recognises that access to a network of high-quality open spaces is important for the health and well-being of communities. Local authorities should assess the need for open space, and opportunities for new provision, and accommodate these in their plans. The Framework also states that such open space should not be built on unless an assessment shows that the land is surplus to requirements, the loss resulting from the proposed development would be replaced by equivalent or better provision in a sustainable location, or the development is for alternative sport and recreational provision, the benefits of which clearly outweigh the loss."

Although not directly built on, the proposed development would in effect remove or severely damage that space in my opinion, with encroachment and over resource use.

I'd like to point out there is ample brown field site at the former CWS hosiery factory, not far from this area, which would be much more suitable and regenerate a run down demolition area, providing housing.

I urge you to refuse the appeal, and allow future generations to enjoy the park.

Thank you for your time
Paul Fox
Local Resident(40+ years)

Sent from [Mail](#) for Windows 10

From: Paul Frith

Address: 51 Springwood View Close
Sutton in Ashfield
NG17 2HR

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

The Council have made a considered + informed decision which must be respected, as democracy and sensible transparent process underpins our society. This development is clearly unacceptable, displaying arrogance + greed on behalf of major house-builders whose only consideration is profit. A new build estate of 300 houses would ruin the local appearance, increase air pollution and place further strain on NHS and council services.

Yours Sincerely

PF

PLANNING INSPECTORATE
TEMPLE QUAY HOUSE
2 THE SQUARE
BRISTOL
BS1 6PN

PAUL GRAFTON
2 EVANS AVE
SUTTON IN ASHFIELD
NOTTS
NG17 2GF

1st July 2021

BELLWAYS PLANNING APPEAL REF: W/3005/W 21/3274818

I would like to object to the proposed major development of 300 houses on Ashland Road West, Sutton in Ashfield.

I objected previously and took part speaking in the planning meeting where quite rightly the Ashfield District councillors unanimously voted to refuse permission for the development.

Bellways representative said various things at the meeting which were extremely inaccurate and should be brought to attention at this latest appeal along with other factors.

TRAFFIC MANAGEMENT

ECOSYSTEM

SEWAGE

FITTING INTO THE EXISTING AREA.

1: TRAFFIC MANAGEMENT

Bellway stated that the Highways Authority agreed and authorised the application.

In truth on reading the Highway report on proposals for the development date received 19/03/2020 copy attached it was far from agreed.

I have the experience as a retired Police officer who worked and resided in the area for many years and have that local knowledge.

There is a glaring omission on this application and report.

I cannot see any other reason than deliberate for the following to be omitted.

The estate and surrounding areas of the Carsic Estate are bordered by three main roads.

The junction of Carsic Road to Stoneyford Road and journey from the development has unsurprisingly not been considered.

One of the paramount reasons for the Highways Authority reporting is that of safety the omission of this route is therefore exasperating as will be seen

Most present residents including those nearby on Huthwaite Road and side streets use this route to travel to Stanton Hill, Skegby and Mansfield. It is also used to travel to the junction on Stoneyford Road to Mansfield Road (junction 11 of the Highway report) so I see no reason for its exclusion.

People and delivery personnel who are not local but travelling from these areas will be directed onto this route by satellite navigation systems. That will include HGV traffic and large vans. I have tested this and it does indeed direct onto this route using my vehicle satellite navigation system.

The route passes a playing field and playground area including a basketball court. These facilities are well used by the local children.

There are two streets in particular, Stanton Crescent and Northwood Avenue that are small narrow roads with speed restricting humps and are narrowed further by the residents' vehicles parked on the roadside. They are totally unsuited for extra volumes of traffic especially large vehicles.

If this development is allowed, it has been estimated that around 600 cars will be on the estate. Adding visitors, workmen and deliveries there could be up to 1200 vehicular movements a day. If only 25 percent of these cars 300, turn left from the development to take this route it would be disastrous for the safety of residents, especially for their children. Even 50 extra vehicles a day would cause danger.

Added to this over 200 new properties are being developed at brown sites extremely close to the Ashland Road, Huthwaite Road junction. The occupants and visitors of these properties again with over 400 hundred vehicles will also use this route.

Many of the children from these estates will attend the Quarrydale academy.

This route that I again reiterate has been omitted by some strange circumstance leads to the junction of Carsic Road to Stoneyford Road. Only 200 yards to the right on Stoneyford Road is the entrance to the Quarrydale Academy. There are 1035 students, add the teachers and other staff a very sizable influx of people in the morning on opening and on closing in the afternoon. Many pupils walk past this junction, parents park for hundreds of yards along Stoneyford Road narrowing the roadway even opposite the junction. It restricts traffic flow greatly, often to a single Lane.

Extra traffic at this junction at normal times will cause problems. At school times it will be unsufferable.

I can only conclude that these factors are the reason why the route has been omitted from the Highway report on proposals for development.

TOWN AND COUNTRY PLANNING ACT

Highway report on proposals for development

Date received 19/03/2020

V/2020/0184 (4)

I now refer to the above document. As I stated earlier the Bellway representative incorrectly stated that the Highways authority had approved the application. That is simply not correct.

I have attached a highlighted copy of the report for your reference.

Page 1, paragraph 3 as highlighted

During the assessment process, a number of the junctions did not have current traffic count data and due to the current Covid-19 pandemic, the applicant carried out counts when the overall traffic flows returned to around 90% of pre-lockdown levels and factored them up using these percentages. The Highway Authority have reservations about this data as it is known that whilst levels increased, journey purpose has changed which could affect turning movements at junctions. However, in such unprecedented times the HA have accepted the assessments based on this data as the best available at the time.

Page 2, paragraph 4 B6026 Huthwaite Road / Alfreton Road

This junction is demonstrated to operate within capacity and therefore no mitigation is justified. This clearly refers to the lack of current traffic flow data.

That the applicant carried out counts when the traffic flow had returned to around 90% pre-lockdown levels and then factored up. The Highway Authority expressed valid reservations about this data but accepted them as the best data available at that time.

Therefore, the applicant has provided the figures which frankly suits its purpose.

We all know from the outset of the pandemic traffic almost ceased, even on lifting through 2020 to the levels of 2 and 3 in Ashfield traffic was still severely affected and has been throughout 2020 and 2021. There has been closure of all leisure facilities, restaurants and cafes. Employees have been and still are furloughed. Even walks have been restricted and the journeys to get there. Travel has been significantly diminished throughout. The purpose for travel as noted by the Highways authority above has also changed.

I therefore question this 90% figure. In fact, the applicants method of traffic counting is believed to be by use of microphones hidden well back in the hedgerows in quite dense vegetation at the side of Ashland Road West. A muffled recording incapable of separating closely following cars. The normal method is two sensor line across the carriageway. This has not been done.

Page1, paragraph 4 as highlighted

The impact of the development was found to be unacceptable at a number of junctions throughout the district. The Highway Authority disagree with the generalisation made in TN-H regarding dissipation of, as in many instances there is no viable/shorter alternative to reach the destination and further, to suggest that this is the case would mean that the agreed distribution and assignment of vehicles is incorrect and would therefore require further agreement of study area and possible subsequent junction assessments. This argument is therefore discounted until such time further information is provided to substantiate it.

This is self-explanatory, the report has insufficient data to be finalised.

Traffic from the brown sites nearby the development have not been factored into the account.

Page2, paragraph 6 as highlighted

Lammas Road / Hack Lane (Junction 6)

This junction is due to be refurbished and equipped with MOVA and puffin style pedestrian facilities out of the LTP budget. However, the development has been demonstrated to have a significant impact on the junction post implementation and it is therefore proposed to provide a contribution towards the works. Whilst it is proposed to provide this based on an average of the percentage impact on capacity (the PRC value) across the am and pm peaks of 4.8% of the cost of the improvements, this is not accepted. Even with the improvements, the development traffic once again degrades the performance of the junction, taking it from around practical reserve capacity to absolute capacity when the effects of additional traffic see exponential rises in issues and instability of junction performance. The development vehicles more than double the predicted queues on Hack Lane from 12 to 26 vehicles, an increase of 117% which would see queues extend to Willowbridge Lane. This general junction degradation also sees increases in the queues on Lammas Road north and south of 21% and 66% respectively.

This junction has in fact been considered in the report. Traffic travelling from the development through the Carsic Estate to the Sutton in Ashfield town centre and shows a negative effect. What it does not show however is the effect on the route through narrow roads estate passing close by a junior school.

Again, Junctions do not show the disturbance and dangers to residents of heavy volume traffic.

Once again additional traffic from the brown sites nearby the proposed development have not been factored into the traffic management report.

PAGE 3, paragraph 4

A38 Kings Mill Road / Station Road (Junction 9)

As detailed previously, we do not agree that, as the development is some distance from the junction, vehicles are likely to have dispersed along minor roads, as this junction was identified after vehicles travelling to destinations further afield were assigned through it. Such vehicles are likely to use the major roads at this point in the journey and as such, the assignment and distribution with subsequent study area is considered acceptable. Whilst it is agreed that there is no mitigation available that is proportionate to the development, it is considered that there is a notable impact here, particularly in relation to the arm most where vehicles from the development will be using - Station Road (w). This arm sees a 32% increase in queue length, which given that the junction will operate over capacity could in practice result in an exponential increase in queuing.

Accordingly, the HA request that a S106 contribution to support the sustainable transport measures referred to above (in regard to Junction 6) with the aim of reducing overall vehicular flow through the junction to reduce the impact of the development traffic. It is thought that a contribution of £10k is reasonable.

An increase of 32% bought off by a payment of £10,000 however again it does not take into account the additional increase of the brown site traffic from nearby the proposed development.

Page 3, paragraph 6

Mansfield Rd/Stoneyford Road & Mansfield Road/Dalestorth Street (Junctions 10 & 11) We disagree with the conclusions drawn from the modelling that the development only has a small impact on the operation of these junctions (which are considered together). NCC requested MOVA and CCTV as a proportionate and reasonable mitigation. In spite of these conclusions, MOVA is offered. However, NCC require MOVA and CCTV as a proportionate and reasonable mitigation at both junctions and will therefore request these measures within the conditions

Referring back to the junction of Carsic Road and Stoneyford Road at the Quarrydale Academy. Traffic turning right from this junction past the academy entranceway will reach this junction. Therefore whilst (Junctions 10 & 11) have been taken into account I am astounded at the omission of the most relevant junction to be affected by the development traffic.

Once again it does not consider the increased traffic from the brown sites nearby the proposed developments.

Therefore, in conclusion the existing traffic report is inaccurate and incomplete. This development will cause danger and severe traffic problems to the whole of the estates around it.

This is danger to residents and more importantly school children and children playing and walking nearby their homes and play areas.

ECOSYSTEM

The fields have been described as poor-quality grassland.

Over the last 2 years the fields have been used as meadowland cropped twice for use as hay. It has produced good quality hay in abundance.

Other years it has produced good quality cereal crops. At a time in our society that we are looking to reduce CO₂ This development is doing the opposite. The developers cannot offset their obligated amount and seek to do this by the required cash payments to nearby facilities such as Brierley Forest Park. You should by now be aware that this is not what the local population want. Money should not be able to buy everything, especially our wellbeing.

The eco report does not really go into detail about the habitat and wildlife that lives around this area.

There have been many written objections in this vain as I myself submitted at the open planning meeting.

Voles and shrew abound in this grassland, they in turn are part of the food chain for the barn owls, tawny owls, Kestrel, sparrow hawks and Buzzards that fly and inhabit in this area.

In my small nature pond at 2 Evans Avenue which is on the opposite side of the Road to the proposed development I have counted at least 20 newts. Newts are known to travel as far as 1km to water that could be either to or from Brierley Forest Park and its ponds and waters.

The development would be a total barrier to many amphibians and reptiles.

At the higher end of the proposed development sit houses backing onto the fields. They are also known to have newts. There are also recordings of grass snakes on the rear gardens as well.

The herd of Roe deer that frequent the fields in the evenings and mornings almost daily. They will be severely affected by the development.

We cannot keep taking habitat from our wildlife, it is immoral and unnecessary. We have alternative brown sites that should be used first.

As for the wildlife pond and settlement tank at the bottom of the development it has been placed as required to prevent effluent and contamination from chemicals reaching the ditch stream and river Maun.

If one studies the slopes of the land not all contamination will reach the lower end it will enter the ditch higher up.

We are at the time when the rainfall pattern needs to be re-evaluated. The weather system has significantly altered and proceeds to do so even more. We are receiving high amounts of rainfall

Using Government statistics rainfall in this area has increased it rains every month and in 2019 the average rainfall per month has been 65mm or 2.6 inches.

The lowest monthly rainfall being July at 49mm or 1.9 inches.

The highest monthly rainfall being December at 83mm or 3.2 inches.

In May 2021 we had the wettest rainfall since 1967. There was 111.4 mm or 4.4 inches of rain.

We are in a climate change, that is a fact that is being hammered into the public daily. The rainfall will worsen. The measures that this development take will fail, it will eventually allow contamination of the ditch stream and river Maun.

We owe it to our younger generations to take care of their environments, not to act when it is too late.

Do we need to make our future generations go to a zoo to see local natural wildlife?

SEWAGE:

The present main sewage line servicing the existing housing and the proposed development is already under strain. There have already been many overflows of raw sewage on surface off Ashland Road West.

The latest occasion was on 11th April 2021 at the junction of Evans Avenue. It cannot be described in any other terms as a volcanic eruption of human waste pouring all over the road surface and flowing over 100 metres down to the bottom of the hill.

It was horrendous and took over 3 days for Severn Trent to deal with. It was caused by a loose building brick that had separated from an inspection chamber higher up the road.

That chamber has not yet been repaired to my knowledge.

What I did ascertain from the workmen is the fact that the main sewage pipe is only 154mm or 6 inches in diameter.

The development will add the daily waste of at least 720 people plus visitors to this stressed sewage pipeline. I may be wrong, but I fear that any reports may be guided to a gain in water rate income to Severn Trent.

I have attached a video that I took of the sewage discharge. It was disgusting.

FITTING INTO THE EXISTING AREA.

The councillors who rejected the application noted that the form of housing proposed had unusually for such a development not been clarified.

They had therefore only 2 days before visited a Bellway site that they had previously passed in Hucknall. They were horrified to find 3 storey houses, a failure to comply with hedgerows and tree requirements. There was a telling comment by our Council leader who stated that if they had known what Bellway intended with the site at Hucknall they would have rejected consent.

It is plain to see that this is the type of development that will take place.

Almost the whole of the surrounding building are bungalows this development will be out of keeping with the area.

The view across the fields from the bungalows will be completely ruined. The houses which rise in prospect on the hillside will all therefore be affected.

The effect on medical centres, dentists, schools etc has been well documented it is already painstaking to get appointments.

On the large estate opposite the development site the homes are bungalows the developments either 2 or 3 storey houses would not be in keeping with the area.

The scenic view that all our residents have will be ruined. Indeed, it was one of the reasons I purchased my property. It will devalue my property and make it more difficult for resale.

I live at 2 Evans Avenue, an elevated bungalow on the corner of the junction of Ashland Road West. The proposed lower exit of the estate has been placed directly opposite my bedroom windows. The exit will rise towards Ashland Road West on quite a steep incline. That means at night in darkness I will have a large proportion of the anticipated 1200 vehicle movements it will be bad enough during the day but at night they will be shining their headlights onto my windows. The noise and disturbance will be intolerable and will affect our sleep. The Evans Avenue junction is but 60 metres lower anyone with common sense would have placed the exit way there. However, the planners do not have to live here.

I have felt compelled to start growing my hedge 4ft higher to provide some form of light barrier. Its totally wrong. It ruins my view puts shade onto my lawned area. It will not however totally prevent light and noise disturbance. It also means standing on high ladders to cut the hedge, at the age of 67 with medical problems it is an unwelcome task. Perhaps Bellway will cut it for the rest of my life whilst residing there.

Paul Grafton

From: Paul Grafton

Address: 2 EVANS AVE, SUTTON IN ASHFIELD, NOTTS
NG17 2GF

Dated as per email

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

I would like to express my strong objection to the proposed MAJOR DEVELOPMENT, and yet another attempt to build 300 plus dwellings on the land between Brierley Park and Ashland Road West.

We would also like to point out that this specific area of land has been confirmed as being part of the countryside policy EV2, as set out in the Ashfield Councils Local Plan Review 2002 and updated in 2007. Section 3.55 protects this area from being developed.

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise, THE ESTATE WOULD BE AN UGLY INTRUSION INTO A GREENFIELD SITE AND WOODLAND. THE ECO REPORT CLASSSES IT AS POOR GRASSLAND AND HAVING NO EFFECT ON THE ECOLOGY. WE HAVE NEWTS, GRASS SNAKES, VOLES + SHREWS. A HERD OF WILD DEER FEED ON THE FIELDS ON AN ALMOST DAILY BASIS. THERE ARE TAWNY OWLS BARN OWLS + BUZZARDS WHO FEED OF THIS AREA.

THE MAIN SEWAGE PIPE IS ONLY 6" INCHES IN DIAMETER + OFTEN SPILLS RAW SEWAGE ONTO THE MAIN ROAD THE LAST OCCASION BEING APRIL 2021. HOW WILL IT COPE WITH 300 EXTRA HOUSES, OCCUPANTS + GUESTS.

Yours Sincerely

AT THE PLANNING MEETING BELLWAY STATED THAT THE HIGHWAY AUTHORITY APPROVED IT. ON READING THE REPORT THAT IS NOT TRUE. THEY DISCARDED ON MANY POINTS.

ALSO SOMEHOW THEY OMITTED THE JOURNEY THROUGH THE ESTATE (CARSLIC) TO STONEFOLD RD. WHERE THERE IS A LARGE SCHOOL. CARS WILL PASS THROUGH NARROW CAR LINED STREETS, CHILDRENS PLAY AREAS. IF 25% OF CARS TRAVEL THROUGH IT WOULD BE OVER 200 A DAY. ITS A DANGER + ITS WHY IT WAS MISSE

ARW BW 006B

From: Paul Rhodes.

Address: THE CRAFT.

SIDDALS DRIVE
SUTTON IN ASHFIELD NG17 2HE.

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

A FURTHER DECREASE IN FARMLAND AND
WILD LIFE HABITAT

Yours Sincerely

Paul Rhodes

PAUL RHODES

From: PETER M. CHURCHMAN

Address: 14. NORWOOD CLOSE
SUTTON-IN-ASHFIELD
NOTTINGHAMSHIRE
NG17 2EZ

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email
29 JUNE 2021

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

The area of land concerned is also inhabited by a wealth of wildlife as seen daily. These include several protected rare species inc. the ground-nesting Lapwing, meadows, grass-snakes, bats and butterflies, in addition to badgers, foxes and numerous other animals and birds.

Yours Sincerely



ARW BW 006B

From: PHILIP I. MOON
Address: 166A, NEWCASTLE AVE.
WORKSOP SPAIN

Dated as per email

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Further points I would like to raise,

.....
.....
.....
.....

Yours Sincerely

Philip I. Moon

ARW BW 006B

Beth Evans

From: Robert Lace <robalace@gmail.com>
Sent: 28 June 2021 16:59
To: Dyson, Alison
Subject: Appeal Ref. APP/W3005/W/21/3274818

From: Robert and Beverley Lace
Address: 16 Norwood Close, Sutton in Ashfield, Notts. NG17 2 EZ

Dear Sir or Madam,

I would like to express my strong objection to the proposed development identified, by Bellway Homes.

I would like to re-emphasise the following, which no doubt you are all ready aware of.

1. The increase in vehicles using Ashland Rd West, exiting to Huthwaite/Sutton Rd. would be disastrous. The N.C.C Highways Dept had no objections to the development. I believe they have been complacent and ineffective, now and in the past, when dealing with such developments. Years ago, they did object to a development on the derelict Sutton Miners welfare grounds, this had no different road layout than the Bellway plans, yet would have been more appropriate. The traffic survey conducted for the Bellway development, was flawed. I believe it was conducted when most people were furloughed or WFH during COVID restrictions or a Bank Holiday.
2. As a local resident for the past 36 years. The fields identified have been actively used by a tenanted farmer, producing hay, straw and corn for a source of income and food for his livelihood. It is usable agricultural land and a green space. Not like other 'brown space' locally, for instance North Street, where the CWS factory was demolished several years ago. Or the derelict area mentioned earlier, the Sutton Colliery MW grounds.
3. The impact on Brierley Forest Park. This area was part of a working coal mine 30+ years ago. The transformation has been incredible, thanks to all the agencies involved. The variety of wildlife in the area has grown and grown over the years. The fields provide a 'buffer' to protect all the species and provide food, security and safety. Particularly for recent inhabitants, deer and badgers. Never seen here before. The park is also extremely popular with the local community and the development would destroy the tranquility and peace enjoyed by many residents.
4. The local infrastructure cannot cope with the increase of this kind. We do not have the schools large enough, the doctors surgery capable of dealing with these numbers, or the policing to maintain security and safety for residents. I understand these factors could be overcome. But with large developments taking place in Mansfield, N.E. Derbyshire and Nottingham the lack of teachers, GP's and availability of police resources becomes a real problem.
5. The issue of adequate drainage is one that could be a problem which affects existing properties and is a worry. The general performance of Bellway in a number of areas, has all ready been questioned by councillors and I feel this is one area, that in this location, has not been addressed very well.
6. Past applications for developing this area have all been rejected. The one by David Wilson Homes for 240 houses, attracted the largest demonstration by residents at a council planning meeting on record. Showing the strength of feeling opposing these developments. The rejections also set a precedent to preserve the area against development for future generations.

Thank you for your time and patience in dealing with my correspondence.

Yours sincerely.

R.A and B.A Lace
Sent from my iPad

From: R.C. HARRISON

Address: 10 ROOLEY DRIVE
SUTTON-IN-ASHFIELD
NOTTS, NG172EY ✓

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

Agree with all above points.

Note Sutton as a major problem with congestion,
during peak times.
What about schools and doctors?

Yours Sincerely

R.C. Harrison

Beth Evans

From: Planning.Admin <Planning.Admin@ashfield.gov.uk>
Sent: 16 June 2021 09:28
To: Dyson, Alison
Subject: FW: APP/W3005/W/21/3274818 - Land off Ashland Road West, Sutton in Ashfield

FYI

Debbie Cartwright
Information and Support Team
Ashfield District Council
Urban Road
Kirkby In Ashfield
Notts
Tel 01623 457389 - Mobile Number 07709717212
d.cartwright@ashfield.gov.uk

From: Robbie.Steel <Robbie.Steel@ashfield.gov.uk>
Sent: 15 June 2021 15:18
To: Planning.Admin <Planning.Admin@ashfield.gov.uk>
Subject: FW: APP/W3005/W/21/3274818 - Land off Ashland Road West, Sutton in Ashfield

Please forward onto PINS as set out below and upload to V/2020/0184

From: Sarah.Gray <Sarah.Gray@ashfield.gov.uk>
Sent: 15 June 2021 14:59
To: Robbie.Steel <Robbie.Steel@ashfield.gov.uk>
Subject: APP/W3005/W/21/3274818 - Land off Ashland Road West, Sutton in Ashfield

(V/2020/0184)

Dear Robbie

Thank you for your time this morning.

Please can you look at my proposed response below before forwarding to the Planning Inspectorate..

The planning inspector is: ALISON.DYSON@planninginspectorate.gov.uk

Thank you for consulting Environmental Protection on contamination issues regarding the above for up to 300 dwellings with associated infrastructure and landscaping at the subject location.

I have reviewed the following reports:

Ashland Road, Sutton in Ashfield : Phase I and II Site Appraisal for David Wilson Homes – East Midlands by GRM Development Solutions Ref: P5946 dated December, 2012
Ashlands Road, Sutton in Ashland (sic) letter report GRM Development Solutions Ltd to David Wilson Homes (East Midlands) Ref: P5946 DWH1 dated 7th January, 2013

Although these reports are old, they have not identified any concerns regarding potential historic land contamination including ground gas generation..

Based on this, I consider that it is not necessary to require a contamination condition as part of any planning approval that may be granted for this application but I would request the following point appears as an Informative Note:

If during the ground excavation works any visibly or olfactorily contaminated ground is encountered, the Applicant shall immediately inform the Council's Contaminated Land Officer to allow inspection of the excavations and agree a way forward.

I trust the above is acceptable, but please do not hesitate to contact me on the details given below if you wish to discuss matters further.

Kind regards.

Sarah Gray
Contaminated Land Officer
Commercial and Environmental Protection
Place and Communities

PLEASE NOTE: I ONLY WORK MONDAYS AND TUESDAYS

Ashfield District Council
Urban Road
Kirkby-in-Ashfield
Nottinghamshire
NG17 8DA

Tel: 01623 457477

email: s.gray@ashfield.gov.uk

This e-mail (and any attachments) is confidential and may contain personal views which are not the views of Ashfield District Council unless otherwise specifically stated.

If reasonable adjustments are needed to fully engage with the Authority please contact 01623 450000.

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Printing this email? Please think environmentally and only print when essential. Thank you.

www.ashfield.gov.uk

From: *MR*

Address:

**Richard Foster,
9 Unwin Street,
Huthwaite,
Sutton-in-Ashfield,
Nottingham. NG17 2PH.**

27 June 21

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

✓
Dated as per email

**SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818**

Dear Sir

I would like to express my strong objection to the proposed **MAJOR DEVELOPMENT**, and yet another attempt to build 300 plus dwellings on the land between Brierley Park and Ashland Road West.

We would also like to point out that this specific area of land has been confirmed as being part of the countryside policy EV2, as set out in the Ashfield Councils Local Plan Review 2002 and updated in 2007. Section 3.55 protects this area from being developed.

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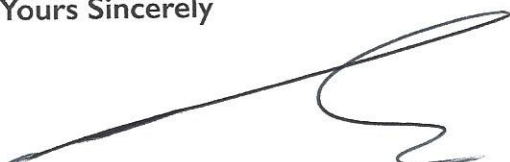
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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

.....
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.....
.....

Yours Sincerely



ARW BW 006B

17.06.21

Case – APP/W3005/W/21/3274818

Objections to the proposal to build up to 300 dwellings, on the land between Brierley Park and Ashland Road West, by Bellway Homes.

1. Due to the Coronavirus outbreak the timing of this application, with people restricted in their travel, the holding of meetings to discuss this proposal not being allowed, as well as the ability to attend Council offices to view the application being against Government instructions regarding social gatherings, was totally inappropriate. Despite this the application was unanimously rejected by Ashfield District Council who realised how this application was totally inappropriate and unpopular throughout the Ashfield area.
2. Bad weather in early 2020 left the fields, on which this development is planned, under water for weeks on end and will lead to flooding on any future development. Flooding and sewer problems already exist for residents of Ashland Road and surrounding areas and this proposed development can only make the situation worse.
3. The CBRE viability report, commissioned by Wilson Homes, who proposed to build houses on this site a few years ago stated clearly that the proposed development was unviable. Indeed it went as far as to say that if the developer adheres to Ashfield District Council's Supplementary Planning Document – Affordable Housing (July 2009) and payment of S106 charges it will make a loss on the development.
4. CBRE also pointed out that the S106 costs that Wilson Homes were required to pay on a development of the size proposed amounted to £1,923,990 and to pay this amount together with the affordable housing requirement made the proposal unviable
5. ADC is still preparing a new Local Plan but nothing has changed since Ashfield Council's Local Plan Review 2002, updated in 2007, which protects this area from being developed, being part of the countryside policy EV2. There are more suitable sites that could be used to make up any shortfall in future housing requirements particularly brown field sites. The proposed development is in conflict with Part 15 of the national planning Policy framework of conserving and enhancing the natural environment.
6. There is currently a local wildlife site to the east of the proposed site and also Brierly Forest Park is classified as a local wildlife site. In addition, daily, kestrels, bats, deer, foxes and other wildlife can be observed on and over the proposed site. These together with swans, ducks etc on the lake are going to disappear if the site is developed. Any development would have an adverse impact on the character and appearance on the area and surrounding landscape. The loss of greenfield and associated habitats would have an irreversibly harmful impact on biodiversity

- 7 The level of proposed development is out of keeping with the surrounding area. Ashfield Road West cannot cope with the current traffic levels turning onto Huthwaite Road. Delays during rush hour, morning and evening, can easily last 10-15 minutes. This will get so much worse with potentially hundreds (literally) of extra cars turning onto Huthwaite Road. Also there have been serious accidents recently at this junction.
- 8 Local schools in Sutton in Ashfield cannot cope with the number of applicants they currently receive each year so how will they cope with the extra number of children from 300 new houses. To expect children, many as young as 5, to travel over 10 miles, to get to a school on a bus or for parents to drive this far and back again, twice each day is unacceptable. This together with work commitments for many make these journeys not viable.
- 9 The bland statement that Bellway will work with the local NHS Trust to provide money for improvements to or the expansion of Brierley Park Medical Centre, Willowbrook Medical Centre or potentially towards a new facility does not help as it is almost currently impossible to get an appointment in less than 2 weeks and often much longer, unless it is a real emergency, for existing patients/customers and the situation will only get worse

Richard Jackson
10 Norwood Close
Sutton in Ashfield
Notts
NG172EZ

From: RICHARD JUDGE

Address: 13 WORDSWORTH AVENUE
SUTTON IN ASHFIELD
NG17 2GG

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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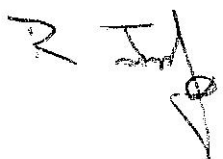
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Further points I would like to raise,

.....
.....
.....
.....

Yours Sincerely

R Judge

RICHARD JUDGE

ARW BW 006B

From: Susan Allwood

Address:

8, Norwood Close
Sutton in Ashfield
NG17 2EZ

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

Building on Green Spaces means the irreversible loss of green open countryside and the negative environmental, social and ecological impact this will have for the people of Ashfield.

Yours Sincerely

Sue Allwood

ARW BW 006B

From: Ron Dyson

Address: 8 Evans Avenue
Sutton-in-Ashfield
Notts
NG17 2GF

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT: BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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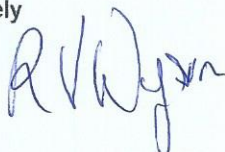
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Further points I would like to raise,

Planning should not be considered on any Country Side until all Brown Field sites have been developed. It would have a negative impact on the wildlife and spoil the outlook both to and from Brierley Forest Park.

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'RVDyson', is written below the typed name 'Yours Sincerely'.

Roy and Rosemary Smith

11, Coultons Avenue
Sutton in Ashfield,
Nottinghamshire
NG17 2GN

01623 472556

roydalesmith5@icloud.com

27th June 2021,
Planning Inspectorate,
Temple Quay House,
2, The Square,
Bristol
BS1 6PN

Dear Sir,

**Subject: Bellway Planning Appeal, Ref: W/3005/W21/3274818
Ashfield District Council, Nottinghamshire.**

**Site: Land situated between Brierley Forest Park and Ashland Road,
Sutton in Ashfield**

My wife and I wish to object to the above proposed Major Development, which the applicant, Bellway, is again attempting to secure consent to the building of 300 plus mixed type dwellings on land near to us following the rejection of the proposal by Ashfield District Council.

The Council, recently, in accordance with its own countryside policy, as contained within the most updated Local Plan Review and after taking into account the many hundreds of local objections to the development, refused planning permission to Bellway. This decision was consistent with earlier rejections for the development of the land which we might add where less invasive than this particular proposal.

In essence, we believe that the development would be seriously detrimental to the amenity of the area through over intensification with inappropriate housing on a small greenfield site which is alongside a developing and ecologically sensitive country park. The Country Park itself was created from a former colliery spoil heap and over the last 30 years has become an established and much used vital local amenity. A quite valuable green space in a former mining community that is well used for all forms of leisure and conservation, but one that would be seriously threatened by the proposed development. This threat would not only be from the close physical proximity of the proposed housing alongside a large boundary shared with the park but from the excessive footfall that would result in the park from dog walkers, cyclers, runners and walkers. The amenity would be destroyed for the pre

existing community that has done much to create and maintain this valued facility.

Our area is already densely developed with low rise housing, mainly bungalows and the Bellway proposal would introduce totally inappropriate high rise housing and create a density of dwellings that would create an imbalance to the local infrastructure which could not reasonably cope with the added pressures to roadways, local schools, NHS providers and other services.

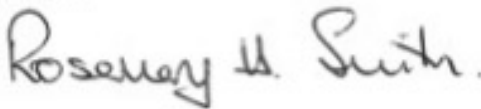
It is for these described reasons and the many other points and observations raised by residents that we ask you to reject this appeal and uphold the Council's carefully arrived at decision for this development.

Yours Faithfully,

Roy Smith,

A handwritten signature in black ink, appearing to read 'Roy Smith', with a stylized flourish at the end.

Rosemary Smith

A handwritten signature in black ink, appearing to read 'Rosemary H. Smith', written in a cursive style.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/W3005/W/21/3274818

DETAILS OF THE CASE

Appeal Reference APP/W3005/W/21/3274818

Appeal By BELLWAY HOMES LTD

Site Address
Land off Ashland Road West
Sutton in Ashfield
Nottinghamshire
NG17 2EZ
Grid Ref Easting: 447822
Grid Ref Northing: 359399

SENDER DETAILS

Name MR JOHN HILL

Address
The Bungalow Skegby Road
Huthwaite
SUTTON-IN-ASHFIELD
NG17 2PL

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☐ Interested Party / Person
- ☐ Land Owner
- ☒ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☒ Statement
- ☐ Statement of Common Ground
- ☐ Interested Party/Person Correspondence
- ☐ Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: 3274818.pdf

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

*From
John and Anne Hill
The Bungalow
Skegby Road
Huthwaite
Sutton-in-Ashfield
NG17 2PL*

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

**SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818**

Dear Alison,

I would like to express my strong objection to the proposed MAJOR DEVELOPMENT, at yet another attempt to 300 plus dwellings on the land between Brierley Park and Ashland Road West.

We would also like to point out that this specific area of land has been confirmed as being part of the countryside policy EV2, as set out in the Ashfield Councils Local Plan Review 2002 and updated in 2007. Section 3.55 protects this area from being developed.

The existing road infrastructure is also a major concern. Already many residents experience daily traffic congestion along Ashland Road West, Sutton Road, Huthwaite Road and Common Road. The addition of this application will increase the traffic to around 600 additional vehicles and, in some cases, multiple vehicle movements. This will only create more problems for our local road infrastructure.

Any development on this land would inevitably increase potential local flooding for the existing residents, who have suffered enough on several occasions in the past, as the concreting over of this field will affect the natural soak away of excess water in times of torrential rains, which are becoming more frequent,

Finally, I urge you to listen to the local people when we say we do not support additional extra housing the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

The local services such as schools, doctors surgery etc will be inundated with extra pupils and patients which are already overstretched as it is. There will also be an

increase in traffic on the roads, which are already struggling to cope at the moment.

What about the affect on the police, hospital and fire services too? These services are also overstretched on occasions.

There will be an impact on our wildlife which calls this land home, there are many different species like deer for example that live in this area.

This will spoil the view for residents already living here and cut into our beloved park land. If 300 homes are allowed to be placed on this land who is to say that the developer will not try and take more and more land adjacent to this and suddenly our beautiful park shrinks. Our green spaces also a benefit in order to exercise, socialise and help our mental well-being too.

The proposed site is also situated on a flood site. When we have heavy rain this is where it all flows onto and is absorbed. We have seen the news from the flooding that happened last year with towns, villages homes etc being flooded and we don't want this to happen here. Also putting houses here will mean that the rain that would have been absorbed by this site will now all go onto the park making this inaccessible.

Yours Sincerely John and Anne Hill

ARW BW 006B

From: MR. S ALLEN

Address: 5, KEATS AVENUE
SUTTON-IN-ASHFIELD
NOTTS NG172QH

✓

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT: BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

I would like to express my strong objection to the proposed MAJOR DEVELOPMENT, and yet another attempt to build 300 plus dwellings on the land between Brierley Park and Ashland Road West.

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

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Yours Sincerely



ARW BW 006B

From: MRS S. ATTEWELL

Address: 1 EVANS AVENUE
SUTTON-IN-ASHFIELD
Notts. NG17 2GF.

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

I would like to express my strong objection to the proposed MAJOR DEVELOPMENT, and yet another attempt to build 300 plus dwellings on the land between Brierley Park and Ashland Road West.

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Further points I would like to raise,

I feel this site is not conducive to the number of low rise dwellings in this area. The style of proposed housing would be more suitable to other sites which are available within the area. If access was given to the park from the site this would be detrimental to the park as it would become a thoroughfare and bring associated problems with it.

S Attewell

ARW BW 006B

From: S A. Audley

Address: 7. Coultons Ave
Sutton in Ashfield
Notts NG17 2GA

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

Not enough School Doctor Dentist

Yours Sincerely

ARW BW 006B

From: MRS S BETTS.

Address: 9 ROOLEY DRIVE
NG17 2EY.

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email
28th JUNE

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Further points I would like to raise,

Ashland Road West drains have been blocked in the last 2 MONTHS 3 TIMES already this year. Sewage was all over the road Traffic has increased more already as drivers cut through from Huthwaite to Carsic and Stanton Hill, via Ashland Road West. Build House's on this land ~~is~~ must not go ahead as the park is an ~~escap~~ escape for people Adults and children as it is so peaceful for our minds. People go for walks to Brierley Park to forget their worries NOT TO LOOK AT HOUSES!

ARW BW 006B

From: S. Cook

Address: 24. SIDDALS DRIVE
SUTTON-IN-ASHFIELD
NOTTS NG17 2HE

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

26/6/21

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

I would like to express my strong objection to the proposed MAJOR DEVELOPMENT, and yet another attempt to build 300 plus dwellings on the land between Brierley Park and Ashland Road West.

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Further points I would like to raise,

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Yours Sincerely

S. Cook

ARW BW 006B

From: MR T. DAY + MRS S. DAY.

Address: 24, LINCOLN ST.
HUTHWAITE
NOTTS
NR11 2PH

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Further points I would like to raise,

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.....

Yours Sincerely

E. Day
S. Day

From: S.M. HARRISON

Address: 10 ROOLEY DRIVE
SUTTON-IN-ASHFIELD
NOTTS, NG172ET.

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

Full agreement with the above points. No mention of access & exit and we already face problem with the existing traffic never mind 300-600 more cars using the already huge amount using it now. Also what about the wild life that exist in the area.

Yours Sincerely

Mr RC & Mrs S M Harrison

From: Miss. S. M Jones

Address: 6, Rooley Ave
Sutton in Ashfield

NG17 29J

Dated as per email

26/6/21

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

DARTON FOLL, DARTISH FOLL

Yours Sincerely

S. Jones

From: S. Reddy

Address: 3 Vistas Avenue,
Sutton in Ashfield,
Notts

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

Yours Sincerely



ARW BW 006B

From:

Address: 17 Wordsworth Avenue
Sutton In Ashfield
NG17 2GG

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

✓
Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

I would also like to bring to your attention the wild life, such as the deer that occupy the woodland area. This would be highly disruptive for them

Yours Sincerely

J Sutton

ARW BW 006B

From: SAMUEL BURNHAM

Address: 6 NORWOOD CLOSE, SUTTON-IN-ASHFIELD,
NOTTS NG17 2E2

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

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Yours Sincerely



From: SANDRA & PETER COOK

Address:

9, EVANS AVENUE
SUTTON-IN-ASHFIELD
NOTTS NG17 2GF

To the Planning Inspectorate

Temple Quay House

2 The Square

Bristol

BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

In our area we already experience long waits to see a GP or Dentist due to over capacity. Our schools have no spaces for the extra amount of children that a development of this size would bring.
* Please see accompanying letter *

Yours Sincerely

S Cook
P Cook

ARW BW 006B

It has taken many years to build up Brierley Park
into the fabulous green space and natural habitat
it has become, many species of animals and
birds have made the Park their home, to propose a
major development of 300 2 to 3 storey homes so
close and having such a large increase in population
domestic animals, cars, courier & trades vehicles
constantly creating noise and air pollution surely
has to be detrimental to the safety and habitat
of the wildlife, not to mention the surrounding areas.

We cannot comprehend how someone has decided
that 300 2 to 3 storey houses will blend into
the environment when it is proposed to be situated
between a park and avenues of bungalows.

We have lived on Evans Ave for 32 years and it
consists of 36 bungalows, during the winter season
we only have to have a sprinkling of snow for
the avenue to become inaccessible due to the
steepness of the incline. (Other avenues in the area are
the same) vehicles struggle to get $\frac{1}{3}$ of the way
up the hill which results in cars being abandoned
or they park on the road at the bottom and
walk up the hill to their home until the weather improves
add another 600 vehicles from the proposed development
and the whole area will be gridlocked.

In the Ashfield Area there are many derelict
areas that are in need of improving and
upgrading, why not build on these areas and
make Ashfield the place to be proud of, the
place it used to be, surely this is better for
the environment than decimating precious
green areas.

Yours sincerely

S Coote.



From: SHARON PRYME

Address: 9 MEADOW DRIVE
SUTTON IN ASHFIELD
NOTTS NG17 2GG

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

AS A RESIDENT FOR 40YR. WE ENJOY
A WALL OVER BRIERLEY PARK, THE PEACE AND QUIET
& FRESH AIR IS GOOD NOW. BUT WILL BE NOISY &
ADDED POLLUTION & TRAFFIC WILL SPOIL IT ALL.

Yours Sincerely

S Pryme

From:

SHIRLEY BARNES

Address:

2 ROOLEY AVENUE
SUTTON-IN-ASHFIELD
NOTTS. NG17 2GJ

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

I would like to express my strong objection to the proposed MAJOR DEVELOPMENT, and yet another attempt to build 300 plus dwellings on the land between Brierley Park and Ashland Road West.

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

- ① With this proposed development it would in my opinion warrant more public transport. There are only 2 buses in this area and there is not enough time to do any shopping, therefore, I would like to see more buses.

Yours Sincerely

pto

- ② The traffic coming down this road i.e., Ashland Road West is so fast. One Friday night a stolen car came down the road that fast it hit my boundary wall and the car finished upside down on the road. There needs to be speed cameras in place to stop the cars who travel at excessive speeds. At the top of Ashland Road West there needs to be traffic lights to help cars go out on to the main Sutton Road.
- ③ With the number of properties being proposed to be built where are children going to go to school? There are not enough places now for children. Are there any plans to build a new school? The road on Ashland Road West is so dangerous for children there ought to be a 20 m.p.h. speed limit in place.
- ④ Thinking about the environment, Briestley Park is the only green space for people to walk. The park needs to be kept secure. What about the wildlife, foxes and deer have so little space to live. If this development goes ahead please think of the wildlife.

S M Barnes

From: Stephen Dalby

Address: 29 Farcroft Ave, Sutton-in-Ash Notts NG17 2GR

✓

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

.....
.....
.....
.....

Yours Sincerely



From: Mr Steve Hallam

Address: 28 Carraron Grove
S-in-A
NG17 2HH

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

All the additional houses will make our beautiful nature reserve area under too much stress and darkened with bricks and concrete; cars and more + more people that the area does not need in any way.

Yours Sincerely

SHallam
Steve Hallam

ARW BW 006B

From: STEVEN MONK

Address: 3 EVANS AVENUE
SUTTON IN ASHFIELD
NOTTS, NG17 2GF

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT: BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

THE AREA FOR THE PROPOSED DEVELOPMENT IS ON ONE OF THE LAST FEW REMAINING AREAS IN ASHFIELD WHERE WILD DEER CAN BE OBSERVED. THERE ARE ALSO REGULAR SIGHTINGS OF FOX, TAWNY AND BARN OWL. IT WOULD BE THE SADDEST OF DAYS FOR THE MAJORITY OF THE PEOPLE IN ASHFIELD IF THIS DEVELOPMENT WAS APPROVED.

Yours Sincerely

Steve Monk

ARW BW 006B

From: MR + MRS S. HARKER

Address: 16 KEATS AVENUE
SUTTON-IN-ASHFIELD
NOTTS NG17 2QH

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

THE EXTRA CONSIDERABLE TRAFFIC WOULD MAKE IT EVEN MORE DANGEROUS TO EXIT KEATS, WORDSWORTH, EVANS AVENUE'S IN POOR WEATHER CONDITIONS (e.g. RAIN, SNOW, ICE) THAN IT IS NOW!! POSSIBLY LEADING TO LOSS OF LIFE. ALSO WHAT HAPPENS TO THE DEER, BADGERS, GRASS SNAKES AND NUMEROUS BIRD SPECIES THAT HABIT THE FIELDS NOW??

Yours Sincerely



S. Harker

ARW BW 006B

Beth Evans

From: alanallwoodmbe <alanallwoodmbe@btinternet.com>
Sent: 07 June 2021 13:47
To: Dyson, Alison
Subject: APP/W3005/W/21/3274818

Thank you for letting me correspond again to try and save our Green Space in Sutton in Ashfield. As you are aware the land in question is directly adjacent to Brierley Forest Park.

Ever since I knew about Bellway Homes appealing against the decision of the Ashfield Planning Committee to refuse the development I have been looking at The Planning for the Future White Paper document drawn up by the Government. I have taken certain quotes from it that relate to Green Spaces.

1 Valued Green Spaces will be protected for the future generations by allowing more building on Brownfield Land, and all new streets to be tree lined.

2 Pocket Parks , Reflecting on the benefits that parks and Green Spaces bring to local life. The land in question is classified as Countryside

a Green Space which is protected under policy EV2.

3 Green Spaces and parks benefit the mental and physical health of people who use them. A lot of people use Brierley Forest Park for the same reason, and class the field as part of this. This is part of the Governments ambition to ensure communities have a real sense of identity and a place that everyone has the opportunity to enjoy Green Spaces.

There is also mention of regenerated vacant buildings and underused Brown field sites to protect Green Spaces. There are a lot of derelict buildings and brownfield sites in Sutton. However this is at a cost to a developer i.e time and cost impact of site clearance and reduced returns for constructing a limited number of units per site. However we need to look at Town Regeneration converting empty shops/ pubs into residential buildings and as I have said there are plenty in Sutton.

PERSONAL THOUGHTS

Traffic 300 homes potentially 600 hundred more cars / 2 per household and a proposed bus route through the development how many emissions will that generate .

Noise why should a developer that does not have to live here condemn us to live in a building site for goodness knows how many years decisions are being made by people who do not live here. Why do we vote for a Council for their values and decision making for the people of Sutton if they are overturned.

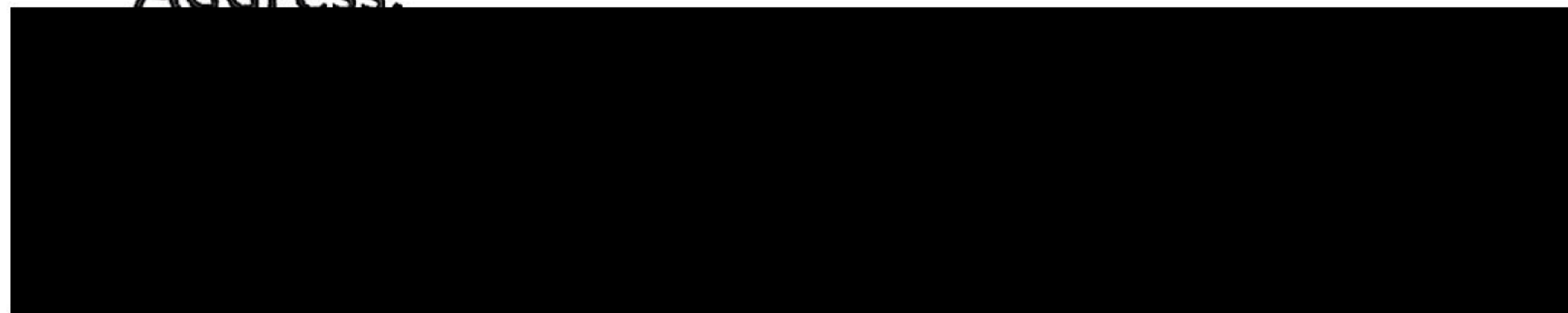
Building on Green Spaces the irreversible loss of green open countryside and the negative environmental social and ecological impact of this.

Infrastructure 300 hundred new homes , how many people will that bring to Sutton , what affect will that have on doctors, dentists and hospitals who cannot cope with existing numbers of people already living here. Can someone see sense here, it is a disaster waiting to happen.

Yours Susan Allwood.

From:

Address:



To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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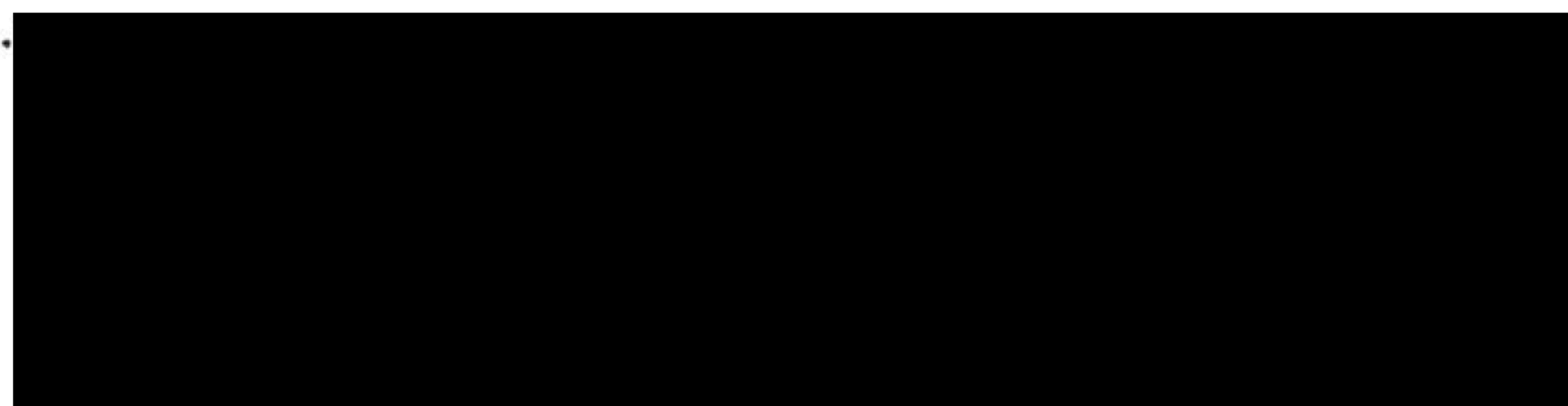
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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

IN ADDITION TO THE ABOVE, PLEASE SEE MY LETTER
ATTACHED

Yours Sincerely



RE: BELLWAY'S PLANNING APPEAL;

REF: W/3005/W21/3274818

PLEASE NOTE: ALTHOUGH I HAVE SUPPLIED MY NAME + ADDRESS
I DO NOT WANT THEM REVEALING/PUBLISHING TO ANY 3RD PARTY
WHATSOEVER.

WITH REGARD TO THE APPEAL, DETAILS ABOVE;
I AM COMPLETELY + UTTERLY OPPOSED TO THIS PROPOSED MAJOR
DEVELOPMENT, ALONG WITH MANY, MANY LOCAL RESIDENTS!!
ANY NEW HOUSING DEVELOPMENT OR ANY NEW DEVELOPMENT
WHATSOEVER WOULD BE CATASTROPHIC TO THIS AREA.

THIS PROPOSED PLANNING APPLICATION HAS THE POTENTIAL TO
CREATE AT LEAST 300, OR MORE LIKELY 600-1000* EXTRA
VEHICLES IN THIS ALREADY HEAVILY CONGESTED, AND, AT TIMES,
LAWLESS AREA. IT IS A FACT THAT CHILDREN ARE STAYING
WITH THEIR PARENTS MANY MORE YEARS THAN BEFORE, THUS
CREATING MANY MORE 2, 3, or 4-CAR FAMILIES* ALREADY
THE SPEEDING, RECKLESS DRIVERS + THE SHEER VOLUME OF
TRAFFIC THROUGH HUTHWAITE MAKE IT ALMOST LETHAL - PLEASE
DON'T EXACERBATE THE SITUATION FURTHER!!
IT IS A FACT THAT CAR INSURANCE IS PARTICULARLY HIGH IN THIS
AREA; HUGE CONGESTION, CLAIMS FOR TRAFFIC OFFENCES, THEFT, ANTI-
SOCIAL BEHAVIOR, ETC., ETC., ALL THESE FACTORS, + MORE, THROWN
INTO THE TINDER-BOX, JUST WAITING TO EXPLODE.

ALONGSIDE THIS VERY SERIOUS PROBLEM THAT WILL BE MADE LETHAL
BY THIS PROPOSAL, THERE ARE FEW SCHOOL PLACES, (CLASSROOMS ALREADY
NEAR CAPACITY AS PER GUIDELINES), DOCTORS IN SHORT SUPPLY, ETC., ETC.,
PEOPLE YOUNG + OLD, FROM EVERY WALK OF LIFE WILL BE BADLY
AFFECTED BY THIS PLANNING PROPOSAL.

WHY SHOULD HUTHWAITE BE MERELY A 'DUMPING GROUND' FOR
PROPOSED PROJECTS SUCH AS THIS ??? !!!

WHY SHOULD WE HAVE OUR HOPE, OUR PRIDE + OUR OPPORTUNITIES
TAKEN AWAY FROM US BY THROWING IN HUNDREDS OF EXTRA
PEOPLE/CHILDREN/VEHICLES ETC., INTO THIS AREA ??? !!!

PLEASE TELL ME

WHO WILL DEAL WITH ALL THE TERRIBLE PROBLEMS THAT WILL BE
CREATED WITH THIS PLANNING PROPOSAL -
+ WHO WILL PICK UP THE PIECES - JUST TO LINE THE

DEVELOPER'S POCKETS ??? !!!

From: MRS. T. BOLAM

Address: 2 PARKWAY
SUTTON-IN-ASHFIELD
NOTTS.
NG17 2HL

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Further points I would like to raise,

.....
.....
.....
.....

Yours Sincerely



ARW BW 006B

From: T. CHARLES

Address: 29 HIGH ST.
HUTHWAITE
NA17 2PG

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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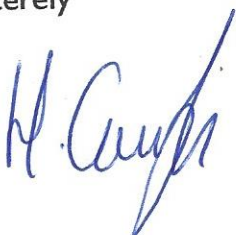
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Further points I would like to raise,

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.....
.....

Yours Sincerely



ARW BW 006B

From: MR T. DAY + MRS S. DAY.

Address: 24, LINCOLN ST.
HUTHWAITE
NOTTS
NR11 2PH

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

.....
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Yours Sincerely

E. Day
S. Day

From:

Address:

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

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REF W/3005/W 21/3274818

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Further points I would like to raise,

I DON'T THINK IT'S A GOOD IDEA TO BUILD HOUSES
ADJACENT TO A LARGE DEEP FISHING POND WHERE CHILDREN
WOULD NOT BE SAFE.

Yours Sincerely

TOM BERRY
30, UHLIN ST.
HUTHWAITE

S-IN-A
NOTES

10.7.11 PM

07752316712



ARW BW 006B

From: Tom Kirby

Address: 7 ROOLEY Drive, Sutton-in-Ashfield
NG17 2EY

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

My Concerns are the traffic chaos this will Cause and
the environmental Pollution to this area.
Please deny Permission.

Yours Sincerely

MAK's

From: TRACY KIRBY

Address: T ROOLEY DRIVE, SUTTON IN ASHFIELD
NG17 2EY

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

This area has an absolute abundance of wildlife. Deer, foxes, Hares, Rabbits, birds and insects. Please do not allow building permission as this would be detrimental to Brierley Park.

Yours Sincerely

T Kirby

ARW BW 006B

From: MRS U J MARSH

Address: 51 WINDSOR AVENUE
SUTTON-IN-ASHFIELD
NOTTS
NG17 2HN

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
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Further points I would like to raise,

THERE ARE NOT ENOUGH SCHOOL PLACES, DENTISTS, DOCTORS OR AMENITIES FOR LOCAL PEOPLE NOW. INSTEAD OF BUILDING ON GREEN BELT LAND, CONSIDERATION SHOULD BE GIVEN TO THE MANY AREAS IN SUTTON WHICH WOULD BENEFIT FROM RE-DEVELOPMENT. MORE THAN EVER WE NEED OUR GREEN SPACES

Yours Sincerely



ARW BW 006B

From

Una Fieldhouse

No 4. MYNLIFF GARDENS, SUTTON IN ASHFIELD, NOTS

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W/21/3274818

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Finally, I urge you to listen to the local people when we say we do not support additional extra housing the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

F.A.O. BELMONT. CO.

Yours Sincerely

Una Fieldhouse

90+ years
ARW BW 006B

From: VICTORIA HURN

Address: 68 Carnarvon Grove NG17 2HH

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT: BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

I would like to express my strong objection to the proposed MAJOR DEVELOPMENT, and yet another attempt to build 300 plus dwellings on the land between Brierley Park and Ashland Road West.

We would also like to point out that this specific area of land has been confirmed as being part of the countryside policy EV2, as set out in the Ashfield Councils Local Plan Review 2002 and updated in 2007. Section 3.55 protects this area from being developed.

The existing road infrastructure is also a major concern. Already many residents experience daily traffic congestion along Ashland Road West, Sutton Road, Huthwaite Road and Common Road. The addition of this application will increase the traffic to around 600 additional vehicles and, in some cases, multiple vehicle movements. This will only create more problems for our local road infrastructure.

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

Disruption to lives of those living overlooking the
Site from Noise Pollution during years of Building
Destroying Wildlife Bats, Deer etc, there are much
more suitable Brown Sites

Yours Sincerely

ARW BW 006B

From: Mrs W. Bowler

Address: 23, EVANS AVE, SUTTON - IN - ASHFIELD
NOTTS, NG17 2GF

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

ASHLAND ROAD is now a busy road with
lots of traffic using it as a cut through
to avoid Sutton Town Centre

Yours Sincerely

Mrs W. Bowler

From: W. H. Cook

Address: 24, SIDDALLS DRIVE
SUTTON-IN-ASHFIELD
NOTTS. NG17 2HE

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email
26-06-2021

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

.....
.....
.....
.....

Yours Sincerely

W H Cook

ARW BW 006B

From: ANDREW CURLEY

Address: 83 SPRINGWOOD VIEW CLOSE

SUTTON-IN-ASHFIELD

NOTES, NG172NR

To the Planning Inspectorate

Temple Quay House

2 The Square

Bristol

BS1 6PN

Dated as per email

SUBJECT: BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

Yours Sincerely

A. Curley

From:

Address:

132 Ashland Road West
Sutton in Ashfield

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

It will be a traffic hazard and all so spoil the country side. But schools, Doctors and Dentist. And we could do with a better Bus service

Yours Sincerely

132 Ashland Road West
Sutton

P.S I think I voted for you.

ARW BW 006B

From: MRS A E HENSBY

Address: 28 WINDSOR AVENUE
SUTTON-IN-ASHFIELD
NOTTS
NG17 2HN

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

I am sure there are brown field sites which could be used without taking all our green spaces. More houses means more pollution, more traffic. Flooding could also be a problem as there will be less land for natural soak aways.

Yours Sincerely

Anne-E. Hensby

ARW BW 006B

From: Angela Newton

Address: 63 SPRINGWOOD VIEW CLOSE
SUTTON-W-ASHFIELD
NG17 2HE

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT: BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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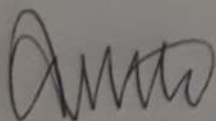
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Further points I would like to raise,

Yours Sincerely



ARW BW 006B

From: Barry Kenyon
Address: 4 Evans Ave
Sutton-in-Ashfield
Notts

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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Further points I would like to raise,

.....
.....
.....
.....

Yours Sincerely

B. Kenyon

ARW BW 006B

From: BRIAN HARPER

Address: 2 RILEY CLOSE
SUTTON IN ASHFIELD
NOTES

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

I have major concerns of this development regarding the fact that there are already problems trying to get to see a doctor. It is difficult enough trying to drive out on to Huthwaite Road without the thought of traffic numbers increasing.

Yours Sincerely

Brian Harper

ARW BW 006B

From: CHRISTINE CALLOW.

Address: 4, EVANS AVE.
SUTTON - IN - ASHFIELD.
NG17 2GF.

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

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Yours Sincerely

b.a. Callow
Christinecallow48@icloud.com

ARW BW 006B

Beth Evans

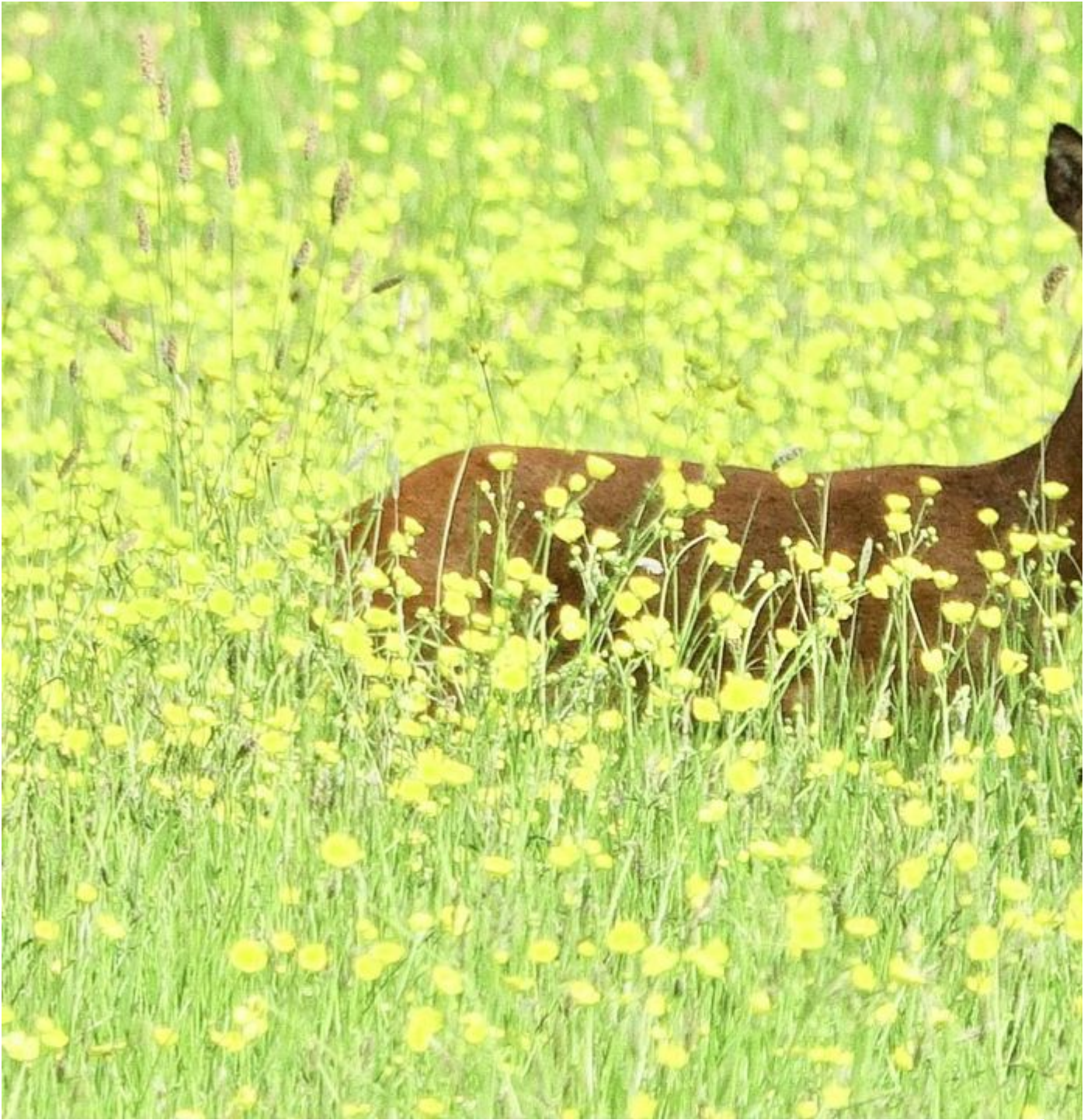
From: Malchull <malchull@aol.com>
Sent: 02 August 2021 10:20
To: Dyson, Alison; cllr.a.harding@ashfield.gov.uk
Subject: Fwd: The Appeal Number is W3005/W/21/3274818

Hi Alison,
Please find attached a forwarded email for the appeal.

-----Original Message-----

From: Derek Hall <derekhall2021@outlook.com>
To: Malchull@aol.com <Malchull@aol.com>
Sent: Fri, 2 Jul 2021 2:11
Subject: The Appeal Number is W3005/W/21/3274818





Appeal to stop the building of houses on Ashland Road West! as the noise will be from people from any new houses built, and will affect all wildlife, and at the pond will be affected and woodland that is at the bottom of the field. I' send photos of wildlife seen on the field and in the wood.. Please stop the building on the field..





From: G.D. CHRISTIAN

Address: 24 EVANS AVE.

SUTTON IN ASHFIELD
NOTTINGHAMSHIRE.

To the Planning Inspectorate

Temple Quay House

2 The Square

Bristol

BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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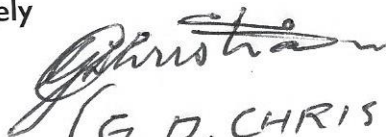
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Further points I would like to raise,

In addition to the residents' own vehicles there will be commercial vehicles of many kinds all adding to an already very busy road, eg. Taxis, delivery vehicles, ambulances, ~~post~~ mail delivery etc. etc. etc. This is a totally unacceptable proposal.

Yours Sincerely


(G.D. CHRISTIAN)

24 Evans Ave.

ARW BW 006B

From: JEAN HARPER

Address: 2 Riley Close
Se Hon - Ashfield
Notts.

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

The concerns one as above & would cause big travel problems in the area, as the main facilities in the town would be more stretched. This green area is vital to the community and should not be altered. Please do not spoil it for our local people & wild life.

Yours Sincerely

JWH

ARW BW 006B

From: M. E Booth.

Address: 4. WORDSWORTH AVE
SUTTON-IN-ASHFIELD
NOTTS NG17. 299.

Dated as per email

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise,

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.....

Yours Sincerely

M.E Booth.

ARW BW 006B

MSC 1

From:

Address:

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

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Further points I would like to raise, *Yo Build on this land is unfair*
Because you cant get in Doctors, Schools
and Dentist. Plus you have a job getting out of
Ashland Road West. All so I drive a Mobility
scooter I am 82 yrs old. But there will more
cars Sludgy on the roads Also it spoil the
view of Brierley Park. als spoil it for
People who like to walk. And it very
Sludgy on the path when it rains
Also a few years ago Ashland Road was
gritted and it was scattered it on the kerb and
slipped and fell, every other Street has
Karmac.

Yours Sincerely

P Moore

32 Ashland

Road West

ARW BW 006B

misc 2.

From:

Address:

Dated as per email

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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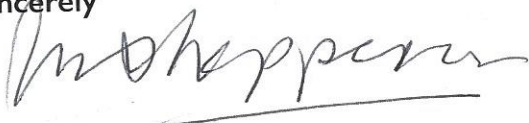
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Further points I would like to raise,

Better to build on the old CWS factory site nearby

Yours Sincerely



ARW BW 006B

From: PAUL NEWTON

Address: 63 SPRINGWOOD VIEW CLOSE
SUTTON-IN-ASHFIELD
NOTTS NG17 2HR

Dated as per email

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

SUBJECT: BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

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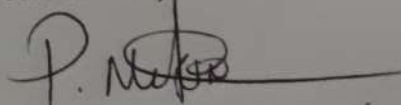
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Further points I would like to raise,

Yours Sincerely



ARW BW 004

Beth Evans

From: DLP Planning East Midlands
Sent: 04 August 2021 09:52
To: Beth Evans; Jim Lomas; Simon Betts
Subject: FW: 3274818 - Land off Ashland Road West, Sutton in Ashfield

From: Skinner, Helen <HELEN.SKINNER@planninginspectorate.gov.uk>
Sent: 03 August 2021 16:56
To: DLP Planning East Midlands <nottingham@dlpconsultants.co.uk>; planning.admin@ashfield.gov.uk
Subject: FW: 3274818 - Land off Ashland Road West, Sutton in Ashfield

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Please see the comments below for information, accepted after the deadline as Mr Hallam does not appear to be on the notification list.

Kind regards

Helen

Helen Skinner
Inquiries & Major Casework Team
The Planning Inspectorate

<https://www.gov.uk/government/organisations/planning-inspectorate>
Twitter: @PINSgov
Email: helen.skinner@planninginspectorate.gov.uk
Telephone: 0303 444 5531

From: Steve Hallam <>
Sent: 03 August 2021 07:36
To: Dyson, Alison <ALISON.DYSON@planninginspectorate.gov.uk>
Cc:
Subject:

ref: APP/W3005/W/21/3274718

HOUSING DEVELOPMENT BRIERLEY PARK

1st August 2021 I strongly object to the Housing Development that is proposed for Brierley Park.

Has anyone any idea how bad the impact of such a development could have on the park and the area.

The park is used by a lot of walkers/dog walkers, cyclists, fishermen and wildlife enthusiasts, birdwatchers etc and people who enjoy the peace and quiet of such a beautiful park.

There is such an abundance of animal and birdlife thriving in the park and we are so lucky to have this on our doorstep something we have a duty to protect, they need all the help they can get, we are taking everything away from them and once they are gone they will never return, ie. Extinct.

The area proposed has Deer, Badgers foxes, Grass snakes, Crested Newts, Frogs and is a nesting site for Skylarks and Lapwing both endangered species. There is a host of other wildlife living on the land, what rights has anyone to take their homes and habitat away from them.

This will mean digging up part of the park to accommodate all the buildings, probably killing animals in the process. Probably cutting down trees where we have an array of beautiful British birds living.

The noise alone could frighten a lot of animals to move on and to try to find new homes somewhere else, but where else is there for them, we are building everywhere and leaving no green space, look what has happened at the end of Brand Lane, Stanton Hill, it was so beautiful there and now a lot of the residents look at houses instead of trees and horses.

There is also the impact in the area with all the extra cars, not even thinking about all the things needed for the construction. Schools are already overflowing and as for trying to get into a doctor or even find a dentist is virtually impossible. We do not have enough shops yet do we need to build more, taking up more land.

Surely, sooner or later, we have to stop building, how much more building can our small villages and parks take. THIS SHOULD NOT BE ALLOWED. IT IS SO UPSETTING.

Sincerely Steve Hallam

28 Carnarvon Grove

NG17 2HH

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DPC:76616c646f72



Please consider the environment before printing this email

From: Tom Kirby

Address: 7 ROOLEY Drive, Sutton-in-Ashfield
NG17 2EY

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

SUBJECT; BELLWAY'S PLANNING APPEAL
REF W/3005/W 21/3274818

Dear Sir

I would like to express my strong objection to the proposed MAJOR DEVELOPMENT, and yet another attempt to build 300 plus dwellings on the land between Brierley Park and Ashland Road West.

We would also like to point out that this specific area of land has been confirmed as being part of the countryside policy EV2, as set out in the Ashfield Councils Local Plan Review 2002 and updated in 2007. Section 3.55 protects this area from being developed.

The existing road infrastructure is also a major concern. Already many residents experience daily traffic congestion along Ashland Road West, Sutton Road, Huthwaite Road and Common Road. The addition of this application will increase the traffic to around 600 additional vehicles and, in some cases, multiple vehicle movements. This will only create more problems for our local road infrastructure.

Any development on this land would inevitably increase potential local flooding for the existing residents, who have suffered enough on several occasions in the past, as the concreting over of this field will affect the natural soak away of excess water in periods of torrential rain, which are becoming much more frequent,

Finally, I urge you to listen to the local people when we say we do not support the above site being used for housing, we urge you to refuse this application and help save our countryside from being destroyed.

Further points I would like to raise,

My Concerns are the traffic chaos this will Cause and
the environmental Pollution to this area.
Please deny Permission.

Yours Sincerely

MAKio

ARW BW 006B

From: TRACY KIRBY

Address: 7 ROOLEY DRIVE, SUTTON IN ASHFIELD
NG17 2EY

To the Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

Dated as per email

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REF W/3005/W 21/3274818

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Further points I would like to raise,

This area has an absolute abundance of wildlife. Deer, foxes, Hares, Rabbits, birds and insects. Please do not allow building permission as this would be detrimental to Brierley Park.

Yours Sincerely

T Kirby

ARW BW 006B