

Ashfield Website Contact Form

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Form Results

Title

Mrs

First Name

Kimberley

Last Name

Clark

Your Address

4 Hawthorne Close, Stanton Hill, Sutton In Ashfield

Your Postcode

NG17 3NQ

Email

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Telephone



Reference

V/2020/0615

Location of the proposal

Stubbin Hill Farm, Brand Lane, Stanton Hill, Sutton In Ashfield

Preference

Object

Comment

I am writing to formally object to the application of 142 houses; which will be placed next to an already approved build of 172 new houses on the outskirts of our small village and opposite the nature walks established on the old mining sites. Firstly I will have to apologise for the length of this letter, if the timeframe of the consultation had been more than 10 days to send objections in, I would have had more time to review and make this letter more succinct. My objections are based on several reasons/areas: Transport links and increase traffic: The only access to this planned site would be via Brand lane, which is already dealing with more traffic than it was ever designed to take. The terraced houses along have no offstreet parking and the majority have to use the road as their means for parking. The addition of the 172 houses (being built by Harron Homes) will make this lane even more congested, with the potential for this to be a black spot for incidents. If the residents were to use Fackley Way, this is also only designed for that amount of traffic, the state of the road surface is already very poor, with no markings and many blind spots/passing places difficult for two cars. In addition, the visibility to turn from Meden Bank into Stanton Hill is very poor and again likely to be high risk for incidents, especially with the speed some users use on this part of the village. Wider routes, there is only one route into Sutton in Ashfield, the local town and the one where most of the amenities are to be found, such as a supermarket, library and council facilities etc. This is via Stoneyford Rd, and the four way lights where this road meets Mansfield road (which is the main access point) is already a hot spot for congestion and hold ups. The increase of 172 homes in Stanton Hill already using this as a route will make the congestion even worse, and that is without looking into other already approved plans to build more houses along this route. Furthermore, access to the M1 is either via the above route, or via Huthwaite using wild hill and Chesterfield road. Again this route is

already congested at peak times, due to the commuters from the industrial estates in Huthwaite going or returning home from work. This route can solemnly afford to have any more increases in traffic, and we are yet to see the impact the increases the extra 172 houses will make. This is not to mention the fact that junction 28 of the M1 already causes tailbacks and reduction in speed for the whole motorway due to queues of cars trying to exit the M1 most weekdays, not to mention the tailbacks of trying to join the M1 or continue on the A38 at peak hours via the J28 roundabout.

Schooling: The increase of houses already being built will put an immense strain on the school, which is serving Skegby, Stanton Hill, Teversal and other surrounding villages. The addition of the 172 houses, all built to be 'family homes', did not lead to a school being built, so I wouldn't expect s106 to cover the addition of a much needed school in this application. But if you consider that the 172 houses, in addition to the 142 being considered, would increase the housing in this small village by 50% (records show population in Stanton Hill to be 2,400, if you assume 4 people per dwelling on average the total of 314 (172+142) multiplied by 4 the increase would be 1,256) it would put a massive strain on the already stretched resources.

Healthcare: The above around schooling is true for healthcare. It's important to note that Stanton Hill does not have its own doctors surgery, and is using Skegby medical centre. With the amount of bungalows within the area, which were built due to planning restrictions in the 1980s/1990s due to height restrictions on the build site along Fackley way, and the normal demographic that older people live in these types of dwellings, I would expect the healthcare needs of residents would be more than the national average. It is already difficult to get an appointment which will just be compounded due to the increase in housing. If we are to support the NHS, building housing in already stretched communities will do just the opposite.

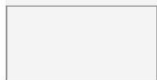
Loss of green space: Given the large amount of building already in the area, the increased loss of green space will have a negative impact to the mental well-being of the community. It's know that nature and the ability to get away from the hussle and bustle of towns and cities is good for us, and with the increases in stress due to everyday life, the more we build (which not only reduces the green space we can get lost in, but also adds to the town like feel of the village) the more we lose this sense of nature. In addition, whilst I read from the application that there is nothing to suggest that bats and other wildlife will be disturbed by this development, I can confirm that this just simply isnt true. Any change to the green spaces around our nature walks will have a detrimental impact to any wildlife we have. In fact we know that bats have recently been impacted and recently disturbed (maybe due to the already 172 houses being built?). I know this due to them trying to find a roost in my home, which I expect would happen more often if more of their natural housing is removed due to unnecessary housing being built. As I mentioned above, I am sure there would be more to say on this, and for the above to be more clear and defined, but with the time constraints imposed this is the best I can do. History seems to be something that we

care little about anymore, but we should be proud of the heritage of the village and without any increase of jobs in the immediate area (Stanton Hill), which would require the homes to be built, I cannot see any benefit to the community and can only see the upside to the housing developers who sell these houses for extortionate amounts of money, based on the below standard home they receive (An example is just next to this development in Harron Homes, who were featured on "rip off Britain" and Ashfield Council have already had numerous complaints about their development in Hucknall due to the sub-par work). This development will only hurt and damage the village, and I implore you to not grant the permissions.

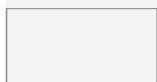
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