



R. Steel, Esq.,
Planning Officer
Ashfield District Council

Dear Mr Steel,

**Reference Planning Application V/2018/0783: - Housing Development
between Gilcroft Street and Vere Avenue**

I am writing on behalf of the Teversal, Stanton Hill and Skegby neighbourhood Forum to **object to** the proposed housing development between Vere Avenue and Gilcroft Street. Our objections are set out below, however in framing our objections we have been advised that the residents of Gilcroft Street have not received notification of this application despite being directly affected in the same way that the residents of Vere Avenue, who have been notified, are affected. This is surely an oversight and these residents should now be given suitable time to frame their support or objections.

We have a number of ecology, environmental and heritage concerns as follows: -

The 'transport statement' issued by the developers was an updated version of a previous statement. It is based on the statistics gained in 2011 when an earlier proposal was made. These statistics will have changed considerably since then due to:

- The weight restrictions on Chesterfield Road (Wild Hill Teversal to Huthwaite) being lowered thus forcing more HGV's on to the B6014 towards Teversal/Stanton Hill and onwards via the B6028 Stanton Hill to Sutton (Stoneyford Road).
- The Brand Lane development will add further traffic to the B6028 Stoneyford Road (approx 200 dwellings)
- A development with outline planning consent for 50 houses off Stoneyford Road at the Quarry (former site of A Wass funeral directors) and only 800 metres, towards Sutton, from the proposed new access road.
- The HS2 construction traffic using the B6014 /B6028 route between Tibshelf and Sutton.
- The proposal at Vere Avenue would add a further 94 dwellings which would use Stoneyford Road.

An up-to-date assessment should surely be requested.

There are also safety issues relating to pedestrians trying to cross both B6014 and B6028.

There would be significant impact on both heritage and environment if planning approval was granted on this proposal.

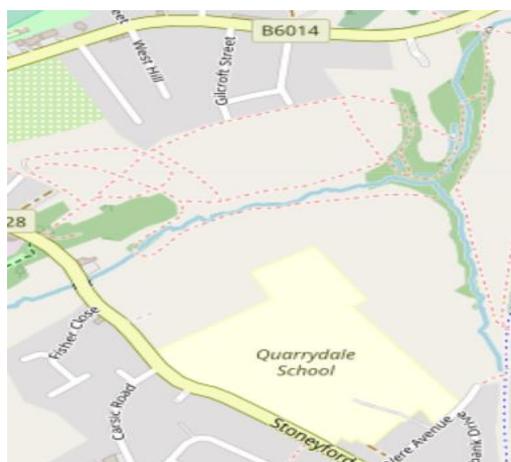
The housing plot (north) for 114 dwellings is close to, and may affect, the setting of Skegby Hall. Skegby Hall is an HER Grade 11 listed building which was built around 1720 on the foundations of a much earlier dwelling.

Surrounding the listed building and within 30 metres of the plot are Skegby Hall gardens, a non-registered historic park and garden which is shown on NCC historic parks and garden database and is on the OS 1879 map. In 1991 part of these gardens were acquired by ADC for improvement and public access. They are regularly accessed and visited by both residents and tourists. This site is identified as **riparian woodland** and should be protected. Footpaths within Skegby Hall gardens extend to cover most of the 'north' block of the proposed site and beyond. These footpaths promote health and well-being and are used for many outdoor pursuits:

- school nature walks
- school cross-country runs
- local families and tourists using the footpaths for outdoor recreation in the open countryside
- joggers
- local dog walkers
- ramblers
- schoolchildren walking to Quarrydale school from the Skegby and Healdswood area

Many of the myriad of footpaths in this countryside setting do not appear on the NCC definitive map although they have been used for decades. Legislation, relating to footpaths not included on the definitive map, states that *"On 1 January 2026, old footpaths and bridleways that are not recorded on the councils' official Definitive Map of Rights of Way may cease to be public rights of way"*

TSS NP have identified these footpaths as an important part of the heritage of the area and they are shown on old maps dating back to 1897 as well as modern maps.





Open street map showing footpaths 2019

Google earth map showing footpaths 2019

The trails shown in red are footpaths, all non-definitive, and not adopted.



Bartholomews map 1902-1906

OS map 1897

In January last year, in accordance with TSS NP policy 6, the due process of having two footpaths formally adopted and put on the NCC definitive map was started. Witness statements from users of the footpaths were obtained and landowners formally notified by TSS of their intentions. The documents have been submitted and are currently being reviewed by NCC for inclusion on the definitive map thus protecting their status as public rights of way.

- Footpath 1 goes from Stoneyford Road and runs parallel to Hall Street and then enters the northern part of Skegby Hall gardens
- Footpath 2 goes from the same entrance on Stoneyford Road veering right to cross the stream via large stepping stones and follows a picturesque path before entering the southern part Skegby Hall gardens.

The applications have been recorded as:

Application 1186. Stoneyford Road to Skegby Hall Gardens.

Application 1187. Stoneyford Road to Sutton in Ashfield Footpath No. 49

Proposals by the developers would include 'mowed footpaths' to **replace** the long-established ones. It is unclear whether these would be 'adopted' and maintained by NCC or would remain the responsibility of Gleasons in the long term. This would need to be clarified.

The proposed new footpaths indicated by the developers are not linked to Skegby Hall and Gardens so limiting their use, accessibility and connections.

The proposed new footpaths would be against the TSS NP policy 6 which states: Development which is directly related to improving or extending the non-vehicular routes will be supported where the proposals:

- a) do not detract from the landscape character or ecological value as defined in the most recent Landscape Character Assessment Study*
- b) are for the purpose of improving non-vehicular routes*
- c) would not harm local habitats.*

The housing plot (south) has no listed buildings in the vicinity but views of the open countryside from Stoneyford Trail (footpath 49) would be lost if the southern plot were approved.

The only access to the south plot would be via a new road, off Stoneyford Road, which cuts through 'Skegby quarry' and 'Stanton Hill Grasslands' which are both local wildlife sites (LWS).

The Wildlife Trust's document 'A short Guide to Local Wildlife Sites' states that LWS's are: *"exceptional places and vitally important for nature. They must be a material consideration in the local planning process and should enjoy better protection than existing policy"* The same document goes on to say that LWS's are designed to 'restore, connect and recreate habitats for wildlife and people', and it states, sadly, that *'below a critical size, a wildlife-rich area lacks the resilience to withstand dramatic events, such as the steady attrition of nearby hostile land use, and little by little, species start to disappear.*

The National Planning Policy Framework (NPPF) hopefully will be considered, particularly with regards to paragraph 174 'Habitats and Biodiversity':

To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Geological disturbance – fissures and breaklines

An additional concern involves geological issues of fissures and break lines which could affect the new access road. The new road would be the only access to the development. A road closure due to a fissure appearing could stop all residents of the south plot (94 dwellings) from accessing their homes with a vehicle. A fissure appeared on Cowpes Close in recent years (300metres from the proposed new road) which closed the road for a considerable period whilst remedial work was carried out.



The Coal Authority notes the more recent supporting *Geotechnical and Geo-Environmental Site Investigation Report (3 October 2018, prepared by Eastwood & Partners)*, the content of which appears to confirm that the fissures within the site may not just be confined to the area corresponding with the High Risk Area (i.e. the southerly access road linking Stoneyford Road to Development Area 2) and that 50% of plots may be underlain by fissures.

Coal authority plan

ADC have identified the whole of the plot area as part of the rural environment which would provide protection on areas of land forming green wedges between settlements and where development will not be permitted except for appropriate recreation use. The area provides a green corridor separating Sutton-in-Ashfield, Stanton Hill and Skegby.

On the basis of the above comments I reiterate that the Neighbourhood Forum wish to OBJECT TO this planning application.

I would be grateful for confirmation that this objection has been received.

Yours sincerely,

Richard Goad