

FAO: Richard Schofield

Policy & Conservation Manager
Planning Policy Team,
Bassetlaw District Council,
Queen's Buildings,
Potter Street, Worksop, S80 2AH

26th January 2012

Dear Mr Schofield

Bassetlaw District Local Development Framework: Issues and Options Consultation, November 2011

In response to the above document I would like to record my opposition to any building on site No 35 (near Gateford Hill Nursing Home). This land must be protected as an important amenity for the enrichment of present and future generations. In particular I wish to strongly object to the development of any additional houses at site 35 for the following reasons:

- a) **A great loss of amenity** It would have a detrimental effect on existing residents' and visitors' visual and physical enjoyment of this rich landscape which is a mixture of ancient hedgerows, copses and woodland. The rich mosaic of habitats for animals and birds would be lost. This area is irreplaceable – something no open space or park could replace - and a very much valued asset. There would be a loss of open walkways and bridleways which many people enjoy – both residents and visitors.
- b) **Urban Sprawl and extension of the town boundary** Current housing already extends to the existing Worksop town boundary. Development of site 35 will extend beyond the boundary and encroach on Wallingwells and Carlton in Lindrick. Additional housing will lead to too much density in an area that has sufficient housing.
- c) **A loss of nature conservation** The effect on Owday and Whipman woods and Owday Plantation which is a site of importance for Nature Conservation would be catastrophic;
- d) **There is an opportunity cost for our children's education** There will be less chance to learn the importance of the natural world by having pertinent exposure to this environment. They currently use this amenity to help them understand that beyond the urban sprawl there are farms, wild animals and birds to observe and understand. Here, they have it on their doorstep and are exposed to the whole beauty of nature. It is a learning environment and they can see the land farmed and the crops grow. This area must be preserved for our community
- e) **Safety Issues** There will be increased danger from traffic. The number of cars would increase dramatically. At present residents and visitors use this land and take their families for lovely countryside walks where they are safe.
- f) **More congestion and pollution** At present our local shops are busy and are utilised well by the local community. More housing will most certainly lead to local congestion. It is not viable to reach the proposed new large supermarkets from this site on foot and this would then lead to increased traffic to and from town. There will also be extra noise and pollution from increased traffic.
- g) **Loss of agriculture and employment** Currently this land is agricultural and productive and it supports the employment of land workers.
- h) **Infrastructure and Services** Increased density of housing and population will put a strain on local infrastructure and resources, for example, doctors, dentists and other healthcare services. Electricity, Gas, Water and Sewage will have to be provided and significantly upgraded, again leading to destruction of the environment.

Yours sincerely,