

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

26th January 2012

For the attention of Richard Schofield, Planning Policy Team

Dear Sir

Re: Objections to Proposed Use of Site 35, Bassetlaw District Local Development Framework - Site Allocation Issues and Options Consultation Paper.

I write in connection with the above site allocation. I have examined the plans and I know the site well. I wish to object strongly to the development of any additional houses at site 35 for the following reasons:

- **Extension of Town Boundary and Urban Sprawl.** The current Gateford Estate already extends to the existing town boundary. Development on Site 35 will, therefore extend beyond the boundary and there is a concern that Worksop will eventually consume Wallingwells and continue to extend all the way to Carlton in Lindrick.
- **Loss of amenity for Children, Residents and Visitors.** The proposed site is bordered by Owday Wood/Rough Piece and Owday Plantation, which are sites of importance for nature conservation. The woodland is at present untouched by housing. Development on site 35 will cause significant disturbance to these valuable woodlands.
The public footpath/bridleway entering the area from Montford Road and stretching to Owday plantation is boarded by beautiful old trees and hedgerows, which are important for local wildlife and for our environment. The bridleway and footpaths are used daily by many walkers, both from the estate and also by visiting recreational users. Development on this site would result in a loss of amenity for local residents and would be detrimental to the entire area. In addition, increased traffic levels on the estate would reduce the quality of our environment by increasing noise levels, pollution and danger to pedestrians and cyclists.
- **Loss of Agricultural land.** Agricultural land provides employment. Site 35 is productive agricultural land. It is currently being farmed, producing crops including Wheat and Oilseed rape.
- **Access to Shopping Facilities.** Our local shops which are sited off the estate are already busy with traffic and virtually gridlocked at busy times, which is a measure of their success. However, the main shops, including the proposed new Asda and Tesco supermarkets, are sited closer to the town centre, and are impractical for access on foot from Site 35. This will lead to increased traffic levels to and from the town.
- **Access to Healthcare Provision.** Access to healthcare provision is limited, with Doctors and Dentists being sited on the other side of town. Access on foot from Site 35 is impractical.
- **Provision of Utilities and Services.** Development on Site 35 will require significant investment in infrastructure to meet the demands of the new housing development, as current provision is at, or near capacity due to the remote location of the site. Improvements would be needed to upgrade level of service provision due to increased demand.

Yours faithfully