

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

25<sup>th</sup> January 2012

For the attention of the Planning Policy Team, Richard Schofield

Dear Sir,

**Comments on the Bassetlaw District Local Development Framework - Site Allocations Issues and Options Consultation Paper Regarding Use of Site 35.**

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 based on the below reasons:

- This development will encroach on the dividing land between Worksop and Carlton-in-lindrick and Wallingwells. This will only contribute to the 'urban sprawl' and close the gap between the communities further.
- The area proposed is productive agricultural land farming Wheat and Oilseed rape, agricultural land provides employment which will be lost as a result of this development.
- The area proposed 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, housing placed on site 35 will cause significant disturbance to these valuable woodlands. The area 'Gateford Hill Park' which includes Dogkennel Plantation is a mature landscaped area. The public footpath/bridleway entering the area from Montford road and stretching to Owday plantation is boarded by beautiful old trees and hedgerow which are important for local wildlife and for our environment. This bridleway is used by many walkers daily both from the estate and many visiting recreational users. **The loss of this countryside amenity would be detrimental to the entire area.** This land is of the same importance to us, and the wildlife as Dogkennel Plantation.
- Our 'local' shops which are sited off the estate are already busy. Additional housing will only cause increased pressure on these already busy and dangerous road junctions leading in and out of the shopping areas. The main amenities e.g. main supermarkets, shops, doctors and dentists are all situated in the town especially when Tesco's moves. Access to town is only practical by car and with difficulty on public transport. Congestion in and out of town will only increase therefore as a result of this development.
- The junction between Ashes Park Avenue and Gateford Road is already dangerous due to heavy traffic levels. The increase in traffic levels on the estate will generally reduce the quality and safety of our environment.
- This development will require detailed consideration as to the provision of schools and nursery's as we feel our schools are already too or over capacity.

Yours faithfully