

From: Norman White <>
Sent: 20 April 2018 19:27
To: Local Plan
Subject: Re: North East Derbyshire Local Plan: Publication Draft

N J White

Gobbledygook called Green Belt Topic Paper, and Duty to Co-operate Statement

item 3, of green belt, All to be built by national builders whos prime objective is to make a proffit Not all the sites would meet National Planning Policy Framework No advice of th Intro of PPG3 in2000 with change in goverment policy of build density of 30-50 homes per hectare

item 4 the 2009 policy states that planers should avoid developments of less than30 per hec The two main sites in Killamarsh at this build rate on the stated available land gives 50% more builds, or are all the homes to be 4/5 bedrooms with no affordable or rented homes to be built.I would like to know what the variety of reasons are to better access to transport links this area is not well served No mention or account is given of the Persimmons Homes outline approval of 950 homes at Bolsover, or other proposed builds within local adjoining areas.Sheffield would seem to be more intrested in urban expansion

App A Yes there is a need for local affordable homes, but the build rate proposed is below National guide lines and would only supply high value homes.The supply of green belt land in the councils own words was to be restricted and balanced against the need to provide local affordable housing.item 9 there is no co-operation between Sheffield and local councils.Chesterfield is dragging its feet.

App C, Site assessment results show poor highway access for the majority of sites although the site owners have stated that studies have been carried out which surprisingly differ to the council assessment.

NED duty to cooperate

item 4 What are the plans to provide the infrastructure to the area not that provided for by the builders on there sites.

item 12 You have never tried to get to Chesterfield in a morning or evening otherwise you would

not make this comment of ease of access.

item 16 Rotherham is an adjoining area that has given planning consent for a camping site for 129 caravan

itches and 34 sites for tents at Delves Lane Wales on the Rothervalley site, along with the theme site to be constructed how are these vehicles and mobile homes to get there without

- any of them effecting local roads
- item 69 Clay cross is to the south of Chedterfield and as a retail outlet not easeally accessible from the North of the area.
- item 70 All the transport review would seem to be related to the A61 and links to the M1 ,
Another road that gets chocker blocked morning and night, Through the traffic computer away and get out and see the road structure and traffic flow.
- item 85 Where is the additional sewer works to be carried out as the Yorkshire Water study states
that the current one is at capacity.
- item 86/9 The last flood modelling was carried out in 2009, prior to the propsed build and furter changes in the climate, perhaps someone could explain why roads in the area have flooded.the
ground is waterloged and 15hectors plus are to be concreted over.
- item 106 There is no explanation of how the Chesterfield canal will pass through or round Killamarsh, it has to pass over or under two main roads which would require major disruption
to traffic flow.

On Thu, Mar 22, 2018 at 10:41 AM, Local Plan <local.plan@ne-derbyshire.gov.uk> wrote:

Dear Sir/Madam

North East Derbyshire Local Plan: Publication Draft

The Town and Country Planning (Local Planning) (England) Regulations 2012 (Regulations 19 and 20 Consultation)

I wrote to you on 21st February 2018 to let you know that the Council had published the Publication Draft Local Plan and supporting documents for consultation between Wednesday 21 February 2018 and Wednesday 4 April 2018.

I am now writing to let you know that a further two documents have been published and are available on the Council's website: www.ne-derbyshire.gov.uk/localplan. These documents are:

- **Green Belt Topic Paper**
- **Duty to Co-operate Statement of Compliance**

To ensure that the public has sufficient opportunity to scrutinise these documents and make their comments the consultation period for these two documents will run for six weeks between:

Thursday 22 March and Thursday 3 May, 2018

You are invited to make comments on these documents directly online or by completing a comments form. However you choose to make your comments please ensure that they reach the Council by **5pm Thursday 3 May 2018**. It is important to note that this extended consultation period applies **ONLY** to the two documents referred to above. Comments in relation to Local Plan and other supporting documents must be received by 4 April 2018, late submissions will not be accepted.

A further supporting document, the Habitats Regulations Assessment - Appropriate Assessment, will be published on the Council's website in the week commencing 2nd April 2018. Its publication will be clearly indicated on the Council's website and you will be able to make comments on this document for six weeks following its publication.

Only those representations made within the consultation period will be taken into account by the Inspector as part of the examination.

Please note that copies of all representations received will be made available for the public to view and cannot be treated as confidential. Personal data will however be processed and held in accordance with the Data Protection Act 1998.

Please contact the Planning Policy Team on either **01246 217171 / 7694 / 7169 / 7180** or local.plan@ne-derbyshire.gov.uk if you have any queries about the Local Plan consultation.

Yours sincerely,

Helen Fairfax
Planning Manager (Policy)

Working with others we are improving quality of life in North East Derbyshire, ensuring it is a great place to live and work. Find out more at www.ne-derbyshire.gov.uk.

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