

SANDIACRE PARISH COUNCIL
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PARISH COUNCIL CONSULTATION RESPONSE

For the attention of Eilish Gardner

PLANNING APPLICATION: ERE/0320/0038

LOCATION: 111, Longmoor Lane, Sandiacre, Derbyshire NG10 5LT

REVISED APPLICATION – JULY 2020

Sandiacre Parish Council wishes to reiterate that the original response to this application remains relevant and all existing objections still apply, especially with regard to:

- Density and mix of 45 proposed dwellings on the site
- Protecting mature trees that add character to the amenity of the site
- Highway safety / Access and egress
- Improved and developed landscaping to add character to the new development
- Upholding local distinctiveness and taking into account the views of the local community

Revised application: Amended or additional plans received:

- Road widths increased
- Floor slab levels shown
- Active frontage added to plot 42
- Design amendments to all plots
- Site sections

ROAD WIDTH INCREASED

Proposed site entrances / Impact on site

It is considered important that the new increased road widths at the junctions of Longmoor Lane and Sandringham Road should not have a detrimental impact on the area or upon existing trees and the adjacent Woodland Area.

A condition should be imposed that existing trees along the through route should be protected. The character of the site should be preserved sympathetically to reflect its history and identity, especially by preserving areas of mature and protected trees.

This is of particular importance when the site is under construction and as heavy vehicles are regularly moving around. Root damage is possible and should be avoided.

A condition should be imposed that the developer has responsibility to replace any damaged trees following construction work.

The site entrance to Sandringham Road remain a cause for concern as it is positioned on an incline and cars already park on the highway near existing properties.

Longmoor Lane is a direct route from the M1/A52 and regularly experiences delays and tailbacks especially at the front of the existing property.

The proposed new road through the estate is expected to offer a cut-through for vehicles and especially when there is traffic congestion at busy times of the day or roadworks nearby.

Policy 10: Design and Enhancing Local Identity

New development should protect, conserve or where appropriate, enhance landscape character.

PREVIOUS RESPONSE FROM SANDIACRE PARISH COUNCIL

PROPOSED DEVELOPMENT: Demolition of two residential dwellings to allow the erection of 45 residential dwellings and new highway access road between Sandringham Road and Longmoor Lane.

I am writing on behalf of Sandiacre Parish Council regarding the above planning application.

Councillors have carefully examined the plans and know the site well. The Parish Council wishes to strongly object to the **MAJOR** development in its present submission format.

OBJECTIONS, OBSERVATIONS & PLANNING CONDITION REQUESTS

Scale and Character - Objection

The Parish Council believes the proposed development will have a negative impact upon the character of the surrounding neighbourhood and it is considered as unacceptably high density and over-development of the site, which involves loss of garden land and open aspect of the neighbourhood.

The density and characteristics of the proposed development are completely out of keeping with the surrounding area. The neighbourhood surrounding the development is mainly made up of detached dwellings of either 3 or 4 bedroom houses, mainly in private ownership.

The proposed new development in contrast, is predominantly two-bedroom houses of a semi-detached townhouse design and proposed to be all 'affordable housing'.

Density is considered to be an important objection from the Council with this application because it is necessary to safeguard the character and amenity of the area and recognise the impact the development will have on a significant number of other properties. Any development shouldn't make an area worse as the Council believes this plan will. Instead an application should enhance an area or leave it no worse off.

Design and layout

It is considered that the density and layout of the proposed development is inappropriate and creates a cramped form of development, which is out of keeping with surrounding housing.

There should be efficient plot sizes and consideration given to reduced housing numbers, which have adjacent parking spaces provided.

Overlooking and loss of privacy from existing neighbouring properties should be considered.

- Councillors agreed that any new use of the site should be sympathetic to the original character of the area and the number of proposed dwellings should be significantly reduced to **20** or less. Individual residential units should be in keeping with those on Sandringham Road and those on the same side as Longmoor Lane, as the development is in close proximity to the site.

Street scene

Housing needs do not appear to have been thoroughly identified or evidenced and it is considered there is a need for low-density development of this site, creating quality and individually designed housing that reflects the character and amenity of the area and enhances the local environment. They should retain privacy and not be overlooked.

- The Parish Council considers that the proposed development does not respect local context and street pattern or the scale and proportions of surrounding residential buildings, and would be entirely out of the character to the detriment of the local environment.

Policy EV16 - Landscape character development should recognise and accord with the landscape character within which it is located having regard to materials of construction, height of buildings, roof design, landscaping, means of access, density of development, sustainable patterns of development and traffic generation being appropriate for the location of the development.

Highways, Parking and Access – Objection + Condition Request

Access and Highway Safety

Access and egress to the development site is intended to be from Longmoor Lane and Sandringham Road, with an adopted road running through.

It is considered that this will create problems as both roads generate traffic, especially at busy times of the day and Sandringham Road supports on-road parking near residential properties. There are blind spots due to the configuration of the road layout and the Sandringham Road access is positioned on a steep incline.

Residents that live next to the access that will go on to Sandringham Road will suffer from both a reduction of on-street parking, which is already in short supply in that location. They will also have a new junction which will create noise, head lights shining into windows and an increased difficulty in getting on and off their own drives.

- The Council would therefore like to object to this access point on Sandringham Road.

Due to the significant increase in traffic generation this development would create, the Council believes a planning consideration should be placed on the development to fund both a Pelican Crossing on Longmore Lane and a signalled junction where Sandringham Road joins, in order to mitigate the road safety impact the development will have. The Council believes this issue could be mitigated if the number of extra properties was vastly reduced.

Parking

The Council also believes after carefully considering the plans, that there is a lack of off-street parking at each property and there isn't sufficient on-street parking in that location due to the density of each property and the need to access driveways.

These issues are brought to the attention of the Council constantly as adding to this problem.

- Councillors believe these plans would be negative to the development and a loss of amenity for those that live nearby.

Distinctive landscape features – Objection + Condition Request

The Council has concerns that the proposal to construct 45 new dwellings will create over-development of the site and detract from the distinctive landscape features that already exist, including the preserved Gate House and woodland area.

- The Council believes this is exacerbated by the density of the proposed development and could be mitigated if the development was for fewer houses with larger gardens.

Trees

The site is located on a busy highway with one boundary line in close proximity to the edge of the highway. The bungalow and main house are visually dominant and over the previous 12 month period it is apparent that extensive work has been carried out to reduce the number of trees of significance on the land, not previously protected by TPO's.

These have been a distinguishing feature of this large scale site for many years. Several mature trees have been retained and it is considered important they should be preserved and protected for the future.

- The Council therefore objects to any tree which currently has a TPO being removed or reduced in size.
- Councillors also request that a Planning Condition is placed of the development to plant new trees.

Wooded Area: Maintenance

Questions have been raised over who will provide ongoing maintenance of the woodland area adjacent the Longmoor Lane boundary line.

- Councillors consider it is important for supplementary landscaping to be introduced if the development is given approval in order to safeguard and preserve the character of the area. It is especially important to replace a significant number of trees that have previously been felled and removed.

***Policy H12** - Quality and design in considering applications for housing development, the Borough Council will require that the proposals: 1. Are in scale and character with their surroundings; 2. Have regard to distinctive landscape features and provide supplementary landscaping where appropriate, particularly where the development is visually prominent or situated on the established urban fringe; 3. Provide adequate amenity space for each dwelling; 4. An acceptable standard of privacy within private garden areas is achieved by visually appropriate boundary treatment; 5. Are located so as to avoid being unduly affected by noise or smells from nearby uses that would be expected to generate such effects.*

Habitat – Observation + Condition Request

Councillors have considered that the sizeable grounds of Springfield House were originally a haven for wildlife which has since been lost with the area being cleared in readiness for construction work to proceed. The peace and tranquillity of the area has been lost, which has had an adverse impact on the amenity of nearby residential properties.

Mature trees have been felled, having a detrimental impact on the surrounding area. Residents have appreciated the grounds over many years and consider that healthy and mature trees have been felled, which was not in the interest of good arboricultural practice.

Wildlife

A large number of mature trees have been maintained over many years, but it is now evident that many of the distinctive landscaping features have been lost in anticipation of development work commencing and a number of small species have lost their habitat, including foxes and squirrels.

- Councillors consider that as part of the development process, a condition should be imposed for new wildlife habitats to be created to replace those lost through earlier land clearance work and future construction work.
- Policy EV14 should be taken into consideration regarding replacing trees with new ones as individual trees can be worth protecting for their nature conservation value, historical interest and general amenity.

Policy EV12 - Nature conservation – Planning obligations and conditions in considering development proposals the use of planning conditions and planning obligations will be considered where necessary to offset harm and secure the beneficial management of features of major importance for wildlife.

Policy EV14 - Protection of trees and hedgerows planning permission will not be given for development which would destroy hedgerows, areas of woodland, ancient woodland, trees protected by a tree preservation order, or trees in a conservation area unless their removal would: 1. Be in the interests of good arboricultural practice; or unless 2. The proposed development outweighs the amenity and conservation value of the protected trees, woodlands or hedgerows.

If the removal of a hedgerow or one or more trees is permitted as part of a development, a condition may require that a replacement hedgerow or an equivalent number or more new trees be planted either on or near the site. Where trees are to be retained, planning permission will not be granted for development, including buildings, roads, pavements and underground services which will adversely affect the health of the trees.

School Places – Observation + Condition Request

The type of housing proposed would see a significant increase in school places required which have been in short supply in recent years.

- The Council believes a development of this kind should fund local schools to provide more places.

Green Open Spaces – Observation + Condition Request

The type of housing proposed would see a significant increase in the number of users on Springfield Park.

- The Council believes a development of this kind should make a significant contribution to the renewal of the play area at the park.

Cycling – Observation + Condition Request

To mitigate the increase in traffic, the Council believes a contribution should be made towards new cycle routes and paths in the Sandiacre area.

Construction – Observation + Condition Request

Due to the close proximity to neighbours, the Council request construction is limited to working days between the hours of 8am and 6pm. Wheel washing should also take place and construction vehicle should be limited to parking on the site and not on existing roads.

Reference: Erewash Borough Local Plan Saved Policies 2005 (Amended 2014)