

Land North Of Chaddesden Wood – Potential Objection Content

Application No. 23/00008/OUT

The Parish Council held an extraordinary meeting on the 19th January to discuss a planning application to Derby City Council for up to 150 houses on Land North of Chaddesden Wood.

The Parish Council resolved that it objects to this application, and will be sending a detailed objection in. However, this still only counts as one single objection.

If you are opposed to the application, please consider making an objection yourself, as it is the number of objections received that will help to determine the outcome.

You can submit your objection by going to <https://eplanning.derby.gov.uk/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=RNYXWZFSKSC00> and selecting 'Login to make a comment.'

This is the preferred method, but you can also send an objection in writing to:
Development Control
Derby City Council
The Council House
Corporation Street
Derby DE1 2FS

Email: developmentcontrol@derby.gov.uk

- When submitting an objection:

Don't group objections – if there are three of you, submit three separate objections.

Don't copy and paste objections as this may see objections grouped.

Get a friend, neighbour or relative to object as well – the more the better!

- Potential Content:

Planning take account of 'material planning concerns' and not every concern is 'material.'

The planning considerations we feel most relevant are:

- Highway Safety
- Traffic created

- Effect on conservation area (Chaddesden Wood LNR)
- Nature Conservation (Woodland and Green Wedge)
- Previous Planning Decisions (Green Wedge)
- Layout and density of buildings (you might want to comment on potential flood issues for Breadsall here)

A full list can be found at:

<https://www.planningportal.co.uk/services/help/faq/planning/about-the-planning-system/what-are-material-considerations>

● We believe the strongest objection arguments are the following:

🏠 Impact of additional residents – Traffic and Local Amenities – The Travel and Transport Assessments (In the documents section of the application) show the impact of a new estate. What impact would increased traffic coming down from this estate through Breadsall to access the A61/A38 have on you?

🚗 Access/Egress onto Lime Lane – Highway Safety – We can think of unlimited reasons why this junction is a bad idea, no doubt you can too. Where would a ghost right turn lane on Lime Lane even go?

🌊 Flooding – The proposed outfall for the surface water is not resolved, the proposal being to make a connection to a private drain of unknown location and ownership. Breadsall has existing surface water drainage problems and is immediately downstream from this proposal.

🌳 Green Wedge – Nature Conservation – The field is presently part of the Green Wedge, where we believe it should remain.

The applicants suggest the wedge serves no meaningful purpose, is not open to and used by the public, does not separate Derby's character areas or enable 'green fingers' to filter through into the city. We disagree and you should too.

🌳 Impact on Chaddesden Wood – Effect on Conservation Area – How do you feel 150 new homes will impact the wood! Include what nature (rare species, protected species, wildlife and others) you have seen on the field and any evidence if possible and use documents on the application to back you up.

🏠 Strategic Housing Land Availability Assessment – Previous Planning Decisions – In 2018, this land was considered "currently not suitable for residential development."

📄 Nature of the documents – Some documents, especially the Design documents, use phrases like “seek to.” You could find some examples and stress how non-committal wording makes you feel.

🙄 Your thoughts – Many residents have a breadth of experience and knowledge of this field, maybe it was where you walked during lockdowns or you overlook it, maybe you had an accident on Lime Lane or know it is unsafe, maybe you saw a badger, bat roost or rare bird there. Include anything you think relevant – every little helps.