

From: Tim Silvester
Sent: 23 January 2024 21:58
To: Development Control <DevelopmentControl@derby.gov.uk>
Subject: 23/01631/OUT

23/01631/OUT | Outline application for residential development including access arrangements - up to 90 dwellings | Land To The West Of Royal Hill Road Derby

Dear Sir

CPRE Derbyshire objects to the above application on the following grounds:

- This is a designated green wedge area and as such should not be subject to housing development. Green Wedges provide a link between urban areas and the countryside. On the north side of the proposed development, there is a footpath leading directly into the open countryside (as seen below).



- On the south side of the development is a rural tree and hedge lined track giving a definite country feel (as seen below). If the development went ahead, it would just be another urban passageway bordered by housing.



- The current area provides a break between the settlements of Chaddesden and Spondon. This development would create urban sprawl, narrowing the gap between the settlements.
- The current use is for grazing and it should continue to be used for agriculture.
- Derby City has allocated potential housing sites in its Local Plan. This site is not included in the Local Plan as an area for housing development. New developments should be Plan led and not developer led. The Authority has assessed where it would be appropriate to build and this is not one of these areas.
- The designated green wedge has important ecological and recreational value. The residential development could have a big impact in the local environment, eliminate established habitat corridors and reduce climate resilience, which would not align with the Derby City Local Plan.

Tim Silvester for CPRE (The Countryside Charity) Derbyshire