

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B3030/W/20/3265876

DETAILS OF THE CASE

Appeal Reference APP/B3030/W/20/3265876

Appeal By KEEPMOAT HOMES LTD

Site Address
Field Reference Number 7108
Eakring Road
Bilsthorpe
Nottinghamshire
NG22 8PZ
Grid Ref Easting: 464965
Grid Ref Northing: 361068

SENDER DETAILS

Name COUNCILLOR RHONA HOLLOWAY

Address
111 Kirklington Road
Bilsthorpe
NEWARK
NG22 8SQ

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

As Ward Member for Bilsthorpe I would like the opportunity of putting forward the objections raised by the Parish Council as well as speaking about the Village and its needs. Bilsthorpe has 1,000 years of History but is only recognised as a 'Former Mining Community' in a deprived area. Mining in the Village lasted for only 70 of those 1,000 years but the legacy in terms of economic and health impacts are still very much in evidence in parts of the Village. The many walkways and paths leading across the parcel of land up to the wooded area on the West and the Bilsthorpe Trail to the north show clearly how well used this area is for dog walking and regular exercising, something that has been fundamental during the recent lockdown. The Development, as it is designed denies access across the pathways and closes in the parcel of land to the wider areas. In Building for a Healthy Life (Birbeck, Kruczkowski, Jones, McGlynn and Singleton) Integrated Neighbourhoods, Natural Connections states that "Look beyond the red line that marks the extent of the site, to help understand the wider context and how you can best stitch a new Development into place. I feel it is a great pity that the Development ignores and turns its back on two very important features to this plot. The Woods on the Eastern edge of the plot which give continuous access across the eastern part of the village, up to Bilsthorpe Moor on the south east of the village and down to Eakring, a very well walked route. Secondly access on to the Bilsthorpe trail a very well used trail by both walkers and cyclists which leads to Sherwood Pines and Vicar Water, two key areas for leisure both walking and cycling, this trail also allows safe access by a bridge across the A614 where otherwise crossing this road is very difficult. The Parish Council in particular asked that a zebra crossing be installed from the site to allow safe crossing points for residents coming out of the development, using local facilities, and those accessing the development to use the shop. We do not feel that proper consideration has been given to the volume of traffic along Eakring road that access the Business Park, the Industrial park and Veolia recycling centre all accessed from this road. Finally whilst we accept that there is extant planning permission on this land, the key part of the permission states 'up to 85 dwellings and up to 3,000 sq ft retail development and therefore that limit should not be exceeded.