



Langar cum Barnstone Parish Council

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Helen White
Planning Officer
Rushcliffe Borough Council
Rushcliffe Arena
Rugby Road
West Bridgford
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NG2 7YG

28 November 2017

Dear Mrs White

Ref 17/02451/OUT

The Parish Council Resolved to Object to the above application at its meeting on 16th November 2017 for the following reasons:

1 Traffic

- Despite the existence of a weight-restricted route on Bingham Road and Harby Lane, HGV's frequently illegally access Tarmac CRH and the industrial estate via Works Lane, which causes concern for pedestrians, particularly children, accessing the recreational field further down Works Lane.
- Coach Gap Lane is privately owned; if it was closed to traffic in the future, all vehicles including HGV's would be obliged to use Works Lane to access Tarmac CRH, and other businesses and properties.
- Existing homeowners on Works Lane would no longer be able to park their vehicles in front of their terraced properties and would have nowhere else to park them.

2 Housing Needs Survey (HNS)

- The privately commissioned HNS states that there is a need for 5 x 2 bed affordable homes. At the time of writing there are already 9 x 2 bed properties within one mile of Barnstone which remain unsold.
- The HNS states that the village has facilities and yet there are no local shops and the bus service has been reduced, as evidenced by 96% of respondents who stated that there is a lack of facilities in the village. In addition, the Design & Access Statement contains a number of errors: Sercon no longer operates in Barnstone, DeLucy's Deli does not 'sell all essential day to day items', no parishioners are employed at Kessellers Kitchens, DeLucy's Deli or Rock Civil Engineering. Although the owners of Belvoir Bakery live within the parish, it has no employees who live within the parish.

- The HNS also states that the data justifies the need for 10 homes. Of the 98 returns, 88 respondents believed that they were 'adequately housed at present'. Planning applications were recently approved for
 - 1) an infill development of 6 homes on Main Road Barnstone (17/01352/FUL), and
 - 2) an infill development of 4 homes on Langar Road, Barnstone (17/01628/FUL)bringing the potential number of new homes to 15 which would be unsustainable within the village.

3 Open Space

- The development would have an impact on the wide range of existing habitats, plant species, invertebrates, birds, and bats, in the adjacent Barnstone Fishing Lakes
- The development would remove an area of open countryside which would have an impact on neighbouring properties and the rural atmosphere of the village. The proposed development is therefore contrary to the principles of the NPPF which states that planning should recognise the intrinsic character and beauty of the countryside. The proposed development is also contrary to policy EN20 (Protection of open countryside) of the RBC Non-Statutory Replacement Local Plan.

4 Overlooking

- The neighbouring properties would be overlooked by the development, creating loss of privacy. The proposed development would have no privacy in their back gardens as they would be overlooked by the properties on Park Road.

5 Planning Policies re new rural dwellings

- The site is located in the countryside where further development will generally be resisted unless it is for agricultural purposes or any other activities appropriate to the countryside. The proposed development is therefore contrary to Policy HOU4 (new dwellings in the countryside) of the RBC Non-Statutory Replacement Local Plan.

Yours sincerely



Claire Pegg
Parish Clerk