



We would like to register our concerns regarding the proposed development off Ashbourne Drive.

1. The proposal states that the development is to take place on land adjacent to Ashbourne Drive. However, the majority of the properties are actually shown to be on the green fields at the end of Ashbourne View, which are currently used for cattle grazing and hay making.
2. Ashbourne View and Ashbourne Croft are accessed via the narrow Quaker Lane, which can be extremely icy during the winter months and properties have had drainage problems during periods of heavy rain.
3. There are 18 houses on Ashbourne View and Croft but the proposed number accessible via Ashbourne View, seems to be in the region of 40. We think this is excessive compared with previous plans submitted for this particular site. This number of houses will bring with it a significantly increased amount of traffic currently using Quaker Lane and Ashbourne View.
4. The proposed development of around 180 houses on the brown field site off Westgate, and their associated vehicles will add to the considerable congestion at peak times in and around the area.
5. The disruption during construction is likely to be noisy and intrusive. Quaker Lane, Ashbourne Drive and Ashbourne View will bear the brunt of large, heavy vehicles accessing the two sites over a long period of time. Work conducted during previous mining surveys created extremely muddy roads and pathways. Will residents be considered during such a major construction?
6. As well as the rise in the amount of traffic, there will be increased pressure on local services such as schools, doctors and dentists etc. especially in the light of recent new developments and others in the pipeline.
7. There is no evidence of affordable housing. Will this be reconsidered in any planning amendments?
8. Our green spaces are dwindling fast and these fields, known locally as the 'lungs of the valley' are home to a variety of birds and mammals. Buzzards and sparrowhawks are often seen, along with the occasional red kite. Bats are frequent in the summer months and more recently, a jackdaw roost in one of the large trees.

We ask that residents' concerns are taken into account before any decisions are made.