

We are writing with concern about planning application 18/00119/FUL.

The applicant, Darson Homes is proposing building five x three storey detached homes on Land South of Grove Street, Ashton-under-Lyne.

When arriving at a decision on this application, please consider all these vital points:

1. TMBC have classified this land as 'PROTECTED GREEN SPACE.' Land which is 'PROTECTED GREEN SPACE' is subject to the TMBC Policy OL4 which states:

'The Council will not permit built development on any land shown as Protected Green Space on the proposals map. This policy will also apply to areas of land in similar use but which are too small to be shown as Protected Green Spaces on the proposals map. '

The proposal from **Darson Homes does not fulfil** any of these exception criteria.

(a) the development **will take away the principal use of the land** as a playing field/green space for recreation.

(b) if the development goes ahead, the entire playing field will disappear, so **will no longer be able to meet the needs** of the surrounding area for **sport, recreation or amenity**.

(c) The **playing field is not being replaced** by any form of green open space, equivalent or better

(d) The **site is used regularly** by local children playing football and rounders, flying kites and continuously by local residents for walking, running and bike riding.

IF TMBC give Darson Homes permission to build homes on this land, they will not be abiding by their own OL4 Policy

2. When the surrounding estate was built by Leech Homes (North West) in 1980, TMBC insisted, that the whole site be properly landscaped, with a series of footpaths and green spaces. These footpaths and green open spaces are vitally important to all residents, enabling them to move safely around the estate on foot, since none of the Roads/Closes have pedestrian walkways. Furthermore, when the estate was built, TMBC insisted that the rectangular area, which lies between Grove Street and Lindisfarne Rd, be left as a children's play area for all the children in the area. The play area can be safely reached by walking along the footpaths, and is well away from traffic, making it a safe place for children to play. It was vital that this land was left as a children's play area, since it was considered too far for children to go and play on Richmond Street Playing Fields, too far to Store Street Park and Daisy Nook is not a play area. (All these facts can be backed up by information in the Land Charge Register.) The land now owned by Darson Homes, is very well used by local residents for playing football and rounder's, flying kites, riding bikes, running and walking. It must remain a

'Protected Green Space' since this is vital for the health and well-being of all the residents of this estate.

3. When this land was sold at Pugh Auctions in July 2017, it stated in the sale information that the 'potential for development was **EXTREMELY LIMITED**'. Five x three storey detached homes with driveways, road and services is certainly **NOT EXTREMELY LIMITED**. Darson Homes are using up every single centimetre to squash in five x three storey detached homes. The proposed properties are so squashed together, they are almost like terraced houses. The proposal states that there is a minimum of two car parking spaces per property. Anyone walking around the proposed site can see that the development is so 'tight packed', that it would have to be two very tiny cars. Furthermore, these proposed homes have four double bedrooms, so plenty of room for adult children to remain in the family home. This means there is likely to be more like three or four cars per home.

4. The proposal by Darson Homes severely compromises **ROAD SAFETY**. The proposal states that the footpath leading from Grove Street to Lindisfarne Road is to be replaced by a '**dropped footway**'. This is **totally unacceptable** since it is right in the track of the roadway entering the proposed development. The 'dropped footway' means that traffic and pedestrians will not be separated at all. Furthermore, with scarcely enough room for two vehicles per household, so additional vehicles eg visitors and works vehicles will park along the 'dropped footway' meaning that pedestrians will have to walk in the road.

5. A further **ROAD SAFETY** consideration is that traffic entering the new development will **cross two public footpaths**, along which children, runners, and residents are present. Crossing these footpaths into the proposed new development will create a **road safety nightmare** for car and footpath users, due to a large number of vehicles entering a 'drop footpathed' road.

6. This proposed development will **increase the volume of traffic considerably** along the section of Lindisfarne Road leading to the five proposed detached houses, as well as roads leading to it. There are **no footpaths** along the Roads/Closes on the estate. Lindisfarne Road, where the proposed road entrance will be, already has a large number of vehicles that park in the road. It is already difficult for vehicles to pass through, so adding a minimum of 10 additional vehicles, will further increase the **ROAD SAFETY** issues.

7. The proposal to build five x three storey detached homes on this land is not at all in keeping with other properties in the area, none of which are three storey. The proposed properties will overlook some of the homes on Grovewood Close, meaning their privacy will be compromised.

8. Darson Homes have **not included the Open Space Assessment** at all. Furthermore they have **not proposed how they are going to maintain the remainder of the land**, public footpaths and lighting, which they purchased in the sale in July 2017. (This is the green open space where trees 13 to 31 are located.) It is vital that these areas are retained and maintained. If a comprehensive maintenance programme is not put in place, the area will become a **dumping ground, derelict and a magnet for 'trouble-causers'**.

TMBC should not allow this development to go ahead for all the reasons we have listed above.