

# **HOLBROOK PARISH COUNCIL**

*Chairman:-* **R.J. C. Biggin**

*Clerk:-* **Mrs. G. Briggs**  
**73, Belper Road,**  
**Bargate,**  
**Belper,**  
**Derbyshire DE56 OSU**

*Telephone:-* **01773 823581**  
[glenysbriggs@btinternet.com](mailto:glenysbriggs@btinternet.com)

Rob Thorley  
Community Planning Manager,  
Amber Valley Borough Council,  
Town Hall,  
Market Place,  
Ripley,  
Derbyshire DE5 3BT

1 September 2014

Dear Mr. Thorley,

Holbrook Parish Council makes the following comments on the revised Core Strategy:-

The proposed 450 houses at Pottery Farm, Bullsmoor and Cherry House Farm would have a considerable impact on the parish of Holbrook due to increased traffic, education due to overcrowding of schools and general lack of the necessary infrastructure in the area.

Access from Kirk's Lane is totally unsuitable for this scale of development as it is on a dangerous corner at the bottom of a treacherous hill, particularly in winter.

Kilburn Road and Sandbed Lane are already congested and are, therefore, unsuitable for any increased traffic generated by such development."

The Bullsmoor/Cherry House Farm development has an undisclosed additional element of further new business and industrial development which will add to the burden placed on local roads.

Part of the land within the western portion of the Pottery Farm location was refused previous planning permission by the Council. This was partly due to "the significant impact that development could have on the surrounding highway network". We would suggest this is even more relevant now the Bullsmoor/Cherry House Farm development (which lies to the west) is identified as a suitable location. This is a massive site that will overload winding local roads that are not suitable for this significant increase in traffic.

Part of the need for this revised increased housing site allocation is to accommodate the City of Derby's unmet housing need. Has the City of Derby demonstrated it has thoroughly reviewed all its available supply of existing brown field sites? We suggest AVBC pursue this with the City of Derby.

Yours sincerely,

Glenys Briggs  
Clerk