

From Andrew Byron and Isha Henderson,

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In response to the current regulation 16 consultation on the proposed revised neighbourhood plan for Denstone I would like to express my belief that the plan should not be put forward to referendum as I feel there are a number of shortcomings with the plan.

The plan proposes a significant development of 24 new houses, and though it does not specify exactly where these houses should be built there is only one proposed extension to the village boundary where these houses could be erected which is the site at Vinewood Farm.

There appears to have been no assessment of the suitability of this site for such a development, or. As far as I can see from parish council records, there is no evidence of consultation with the landowner as to whether he is willing to sell the land for such a development.

What is more concerning is the lack of any consideration about the extra traffic that would be created by the building of 24 houses on this site, or how access would be gained to the site without damaging the historic green space of Oilver's Green. Given that one of the key takeaways from the regulation 14 public consultation with residents was the issues regarding excessive traffic on college road, narrow lane and marlpit lane, this is a particularly egregious omission

The plan also proposes further development at Denstone College and denstone Farm Shop, but again makes no assessment of potential traffic increases from said developments. Any further expansion of Denstone College would also cause an increase in traffic on the aforementioned roads within the village, narrow land and Marlpit Lane being single track roads with no passing spaces.

Overall I feel that the [plan is not fit for purpose because it lacks clarity as to how it intends to deliver either the proposed new housing or the commercial development of Denstone College or The Farm Shop. There is no feasibility study of how the proposed site will accommodate the required number of dwellings and no consideration appears to have been give to siting these dwellings on other suitable development sites around the village.

My apologies for not using the form provided on the web page but i cannot work out how to make this work in email

regards

Andrew Byron

18/12/2023