4 Pockets of Land along BroadOak Lane / Pepper Street and Smith Lane (Green areas)



Basic overall comment

I object to the proposed mixed-use development on Land North of Station Road. While regeneration can bring benefits, this site is unsuitable due to the likely increase in traffic congestion, pressure on local infrastructure, and loss of open space. Existing roads, schools, healthcare services and public transport are already under strain and there is insufficient evidence that the necessary improvements can be delivered in a timely manner. The development would also have an adverse impact on the character of the area, reducing the separation between built-up areas and harming local amenity. Alternative brownfield sites should be prioritised before releasing this land for development.

Infrastructure and lack of public transport-based comment

I object to the proposed mixed-use development on Land North of Station Road due to its poor accessibility and unsustainable reliance on private car travel. The site is not adequately served by public transport, limiting realistic travel options for future residents, employees and visitors. Train services from the local station are limited, reducing connectivity to key employment, education and service centres. Walking and cycling links are also insufficient to support a genuinely sustainable development. As a result, the proposal is likely to generate significant additional car journeys, increasing traffic congestion, carbon emissions and pressure on local roads. This conflicts with sustainable planning principles.

Village Character and Identity comment

I object to the proposed development on Land North of Station Road due to the harm it would cause to the identity and character of the village. The village has a distinct rural setting and strong sense of community that is closely linked to its scale, surrounding countryside and separation from neighbouring settlements. A large mixed-use

development would fundamentally alter this character, making the village feel more urban and reducing its unique local identity. The development risks overwhelming existing communities, eroding the qualities that make the area attractive to residents and visitors, and diminishing the historic and rural character that has developed over generations.

Environmental Concerns comment

I object to the proposed development on Land North of Station Road because of the loss of Green Belt land and the harm it would cause to the openness, landscape character and biodiversity of the area. The site provides an important undeveloped green space that contributes to the rural setting and visual amenity of the locality. Development would urbanise open countryside, reducing the sense of openness and damaging important views. It would also disrupt habitats used by local wildlife, potentially affecting birds, mammals, insects and other species that depend on these green spaces. The proposal therefore risks causing significant and irreversible environmental harm.