

Objection to PIP Ref HPK/2024/0055

First of all I would like to raise that yet again the majority of Forge Terrace has not been consulted on a major change to their right to live peacefully in line with the deeds / covenants of their house purchase.

Our objections are in no particular order

Access and Private Road

In our deeds I have the conveyance document from CV Home Furnishings Ltd and the family who were the first private owners. Our deeds clearly state that there is a right of way pedestrian and vehicle from far end of Forge Terrace to the Green Lane junction. Our deeds also have strict parking rules of 1 car outside each house from number 1 to number 5. Forge Terrace residents since that date have always parked their second car or visitors cars along side the wall as detailed in the original conveyance plan.

The PIP looks to be accessed from the private road of Forge Terrace and will therefore remove most of Forge Terrace existing parking area.

Documentary Evidence :

In the Wain Homes original planning application of October 2013 page 9 it is stated that Forge Terrace has been delineated with road narrowing, bollards and signage which will indicate to visitors that they are about to enter a private lane. Wain Homes finally supplied the bollards and signage by November 2021 after much chasing.

In page 15 of the same document it states “ there is a right of way along Forge Road to the group of six privately owned terrace houses known as Forge Terrace. Forge road is privately maintained and will be upgraded to adoptable standard for the benefit of the existing and future residents”

In a letter dated 30th August 2016 from Mike Ashworth Strategic Director of Derbyshire County Council it states “ the section of access road which fronts the existing Forge Terrace properties will not be considered for adoption and I note that this part of the road is shown as remaining private in your drawing number 13070/12/08C.

A copy of all the above is available on your planning web site.

In the Hourigan Planning letter ref 2024-02-09 LPA in paragraph 4.4 they state “ the site is not subject to any public rights of way” which from the above is incorrect.

Visibility

As mentioned above Forge Terrace residents have right of way, however due to the ongoing situation with the state of the road and the adoption Wain Homes have repeatedly refused to paint a white line or any warning sign to warn the Forge Manor residents/ visitors that they must give way at the junction. At the moment those of us with a 4 x 4 can see over the wall on the corner and pre empt those drivers who fail to stop but not all our residents have such visibility and we have seen countless near misses as the estate has grown in size especially at school run time and from delivery drivers. To build a house with what I presume will be the Wain Homes fence on that corner will remove all visibility for all traffic making the likelihood of accidents far greater.

Trees

Forge Terrace has been around for a very long time, it was originally owned by the factories as staff / visitor accommodation. The four trees at the end are iconic and have been a childrens play area for well over 50 years and are an attraction for wild life such as squirrels, frogs, butterflies many different breeds of birds all year round. We have already lost the beautiful trees that formed an avenue down Forge Road which I am sure wasn't totally necessary and now it seems the oldest and most spectacular of those is part of the proposal as they will all have to be removed to make way for one more house. A house that until now has never been on any site plans / maps.

Utility supply

Over the last 2 years we have had our phone and broadband cut off 5 times and electricity once by Wain Homes Sun contractors, the constant excuse was that they had no site maps for the utility supply to Forge Terrace. We know that the phone lines run near the proposed new build (most of the above happened when number 1 was being built) as BT had to do major work on the underground cables, some of us moved to fibre and they put an extra mast in to meet that.

To summarise Forge Terrace residents were made a lot of promises by Wain Homes, we have put up with so much the piling for the flats that shook our ornaments on a Saturday morning, the loss of light in your back garden, the excess water that now drains into our gardens as we are below the estate, the motorbikes and horses using the private road as a cut through, the anti social behaviour from some of the residents of the flats which includes blatant drug dealing in front of our houses the list goes on.

This proposal which takes away iconic trees, our parking spaces and places a massive risk of a major accident on the junction is totally unacceptable for so many obvious reasons. Wain Homes have built their houses and pushed the goodwill of Forge Terrace to its limits, one Wain

Homes manager took time to listen to us and called us the estate important neighbours but it is clear that isn't the consensus.