



ALLESTREE
PRESERVATION
GROUP

Allestree Alert!

YOUR WAY OF LIFE IS UNDER THREAT – Garden grabbing continues

Allestree Preservation Group has been working hard over recent months to raise publicity about what is happening in our area and fighting the growing trend for over-development and garden grabbing.

Are you aware just how much has changed in Allestree over the last few years? It started in a more subtle way, and now we are inundated with inappropriate green grabbing development at every turn. Planning Applications are only notified to the immediate neighbours, and so, how often do we, as residents, know anything about what may be about to happen a few houses away? We all go blissfully about our lives, ignorant of the events unfolding all around us. As a result, we see the loss of the older, more traditional style Allestree homes replaced by a glut of apartments, overbearing houses like those recently built on Baslow Drive, four-storey flats due on Palm Court, and the steady flow of potential garden grabbing applications along Kings Croft, Duffield Rd, Allestree Lane, Park Lane, Ford Lane and more. We know that a developer is buying homes along Allestree Lane, waiting until sufficient have been bought to initiate an application for no doubt, a high density, highly profitable development. Similarly, Ford Lane is under threat of major development.

Allestree's resources are stretched as never before. Doctors are now functioning "outside safe guidelines". They are obliged to take on new patients, but this increases, the waiting time for appointments and stresses the service. The dentists cannot take on any more NHS patients. Local schools are full, and families are already struggling to get children a placement. Roads are chaotic, with the Council providing no helpful solution, and ignoring that there is a problem! Parking at Park Farm shopping centre is stretched to capacity.

HOW MANY MORE HOMES AND RESIDENTS CAN ALLESTREE TAKE WITHOUT AN INCREASE IN LOCAL RESOURCES AND INFRASTRUCTURE?

STOP PRESS

The Sandstone application for Kings Croft has been submitted to the Council

This means the potential demolition of five fine family homes to be replaced by a 40 bed care home and 45 town houses (yes – they did reduce the numbers but we knew they would didn't we?!). The street scene will be altered forever as beautiful old trees disappear and lovely gardens are concreted over.

**THIS FIGHT WILL NOT GO AWAY!
WE NEED YOUR HELP NOW
and this is how you can support us**

WE MUST ACT POSITIVELY AS A COMMUNITY. THIS MEANS JOINING TOGETHER TO FORM A FORCE THAT WILL MAKE OUR COUNCIL TAKE NOTICE.

WE CAN FIGHT BACK! We are putting pressure on Derby City Council to listen to residents, not just developers. We maintain that the planning decision to permit development on 456/8 Duffield Rd was wholly inappropriate in character and density, and *legally flawed*. **We have started legal proceedings against the Council** and are advised we have a strong case by our leading barrister and planning law solicitor. We are also pursuing the use of the covenants that exist on the houses on the Gisborne Estate. **Check your deeds now.**

This all costs money and of course, establishing our rights as residents does not come cheaply. **We need the financial and moral support of Allestree people** prepared to stand up to this Council who are scoring political points at our expense. You can help enormously by joining Allestree Preservation Group for the modest subscription of £10 (see Membership Form below)

WE CAN WIN! However, there are never guarantees in these High Court matters, and whilst we have a good case, we also need to cover potential losses. If there is a negative outcome, we could face a bill of up to £25,000. Allestree Preservation Group believe strongly that it is right to take this action, and as a result, **the committee has already pledged to underwrite half this cost.** It would be inappropriate to try to do this without the knowledge, agreement, and action of our community and so we are asking for your support. Contributions, large and small will go directly to working to preserve our community.

**Please come to our meeting
at St Edmunds Church Hall
Monday 3rd September at 7.30 p.m.**

to learn more about membership of the APG and how you and/or your financial contribution can help fight the vandalism of green space in Allestree
(for further information contact Patrick and Carol Smith on 559161)

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MEMBERSHIP APPLICATION FORM

(please return this slip with payment)

I wish to join the Allestree Preservation Group and enclose my subscription of £10.

I may be prepared to contribute an additional sum towards legal costs. Please phone or e-mail me.

NAME:

ADDRESS:

PHONE NUMBER: **E-MAIL ADDRESS:**

Cheques made payable to Allestree Preservation Group and sent to The Treasurer, Carmel Mason, 16A Kings Croft, Allestree, Derby or handed in at the meeting.