

TANSLEY PARISH COUNCIL

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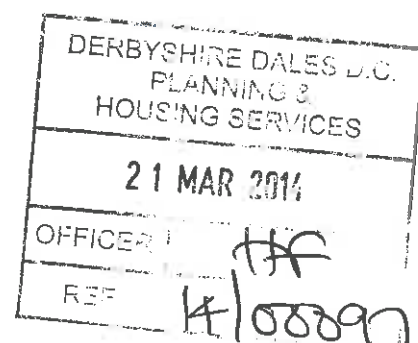
www.tansleyparish.com

Derbyshire Dales District Council
Town Hall
Matlock
Derbyshire
DE4 3NN

FAO Helen Frith

18 March 2014

Dear Mrs Frith



Planning Application No: 14/00097/OUT Residential Development - Land at Tansley House Gardens Tansley for Y Bar Limited

Following the Parish Council meeting this evening, Tansley Parish Council object strongly to any development on this 'green field' which lies outside the Settlement Framework Boundary.

Tansley residents and Parish Council have attended numerous meetings related to site allocations for proposed housing development in Derbyshire Dales. The democratically chosen suite of sites, will provide for the housing needs for the Matlock/Wirksworth sub area up to 2028. Tansley House Gardens was not a chosen site; it was ranked by the District Council as a Priority 4 site - not suitable for development.

According to Derbyshire Dales District Council Tansley has to provide land for 25 dwellings, we are not sure what this number is based upon, or why other local settlements have managed to evade proposed development. No doubt these issues will be clarified by an inspector.

The chosen site for development in Tansley is the brown field site Whiteleas, this was considered the most appropriate choice by the Community. This site was ratified as the chosen site by the District Councillors at a Council meeting.

The Tansley House Gardens site is clearly visible from the A615, it forms a 'green buffer' separating the village from the Industrial Estate. The green field site, is bounded by the Lumsdale Conservation Area, the stream within the site forms part of the Conservation Area. This green break protects the village from merging with Matlock.

The footpath has been a public amenity for many years, an area of peace and quiet, recently the field has been rotovated and temporarily spoiled, however this is no reason to allow development.

Development at this location would be contrary to NPPF 123.

The site has no direct frontage onto a publicly maintainable highway, Tansley House Gardens being unadopted. To upgrade this road to adoptable standard may require the use of third party land, according to Derbyshire County Council Highways. (all sites were assessed by the highway authority, as part of the assessment of sites for proposed development).

The infra structure of our village would be unable to cope with additional traffic, particularly at the junction of Church Street with the A615. The combination of

development at Drabbles, Whitelea and this potential site would put an impossible burden upon our services and would be unsustainable.

Para 014 -42-014 2014036 in the NPPF Guidance states - 'it is important to do an Assessment of Public Transport to assess the culminative impact of multiple developments within an area, data is required regarding traffic flow at junctions' we presume this has been done?

Choice of development allocation was based upon the Hierarchy of Settlements, data was provided by Derbyshire Dales District Council informing the reader of services available in settlements - this data misrepresents the true amenity of our village, and deliberately misleads the reader.

The proposed scale, density and height (3 storey properties?) would be totally out of keeping with the adjacent properties and contrary to NPPF 59.

We have concerns related to increased traffic and light pollution, bearing in mind the proposed site lies adjacent to Tansley House Residential Home, any development at this location would impact on the existing amenity these elderly residents now enjoy, and would be contrary to NPPF 123 bullet 1. It would also be contrary to Planning Guidance- Paragraph 002 ref. ID 31-002-20140306, this proposed development will 'materially alter light levels outside the proposed development, and have potential to affect the adjacent buildings, and will compromise the existing dark landscape'.

Pursuing sustainable development involves seeking positive improvements to the settlement, excessive building within the settlement of Tansley will be contrary to the definition of sustainable development, recent development has not improved the quality of life nor has it improved facilities, on the contrary facilities have got worse. Derbyshire Dales planning officers have not considered infra structure to be of importance, applications have been passed without the correct monitoring taking place.

The NPPF documents states that development that conflicts with the Local Plan should be refused - this plan conflicts with the present Local Plan, it also conflicts with the emerging local plan, it goes against democratic decisions taken by the community and the District councillors.

National Planning Policy Guidance states:

'A Local authority can refuse to grant planning permission on the grounds that it is premature in relation to the emerging local plan'

The same document also states:

'Allowing local communities to shape where development should and should not go - planning should not be the preserve of lawyers, developers and town hall officials'.

Tansley have reluctantly accepted development, the site chosen and agreed upon is Whiteleas.

Tansley oppose the development of any 'green field site' and believe any building should take place within the Settlement Framework Boundary of Tansley.

We expect the application for development at Tansley House Gardens to be rejected.

Yours faithfully


Sally Leighton

Clerk to Tansley Parish Council