

TANSLEY PARISH COUNCIL

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Derbyshire Dales District Council
Planning & Enforcement
Town Hall
Matlock
Derbyshire
DE4 3NN

20 September 2017

Dear Sir/Madam,

17/00850/FUL Erection of 27 dwellings and widening of access to serve the development, and retained property on site at Whitelea Lane Tansley.

The Parish Council wish to object strongly to the above application for the reasons included below:

In their planning statement Davis Homes state

' Tansley has a range of local facilities commensurate with its size. Including 3 pubs, a restaurant, a village shop, a primary school, a village hall, the Parish Church, a Methodist Church and numerous open air sports facilities'

This is not an accurate description of Tansley, certainly not one that the Parish Council recognises! We feel Davis Homes should take the time to get their facts correct.

Tansley Parish Council met with Davis Homes when sites were allocated by Derbyshire Dales, and prior to the allocation of additional housing at Tansley House Gardens. At this time the Parish Council were concerned that the proposed materials Davis Homes wanted to use were not in keeping with village, we were very concerned about the surface water flooding and did not think it acceptable that a play area was not to be included in the plan for the site. Whilst Davis Homes have addressed the issue of materials, they have not responded to our concerns related to surface water flooding or the provision of a play area.

There does not appear to be any up to date evidence related to the need for affordable housing in Tansley, the affordable housing that is planned does not appear to be based upon future demographic trends or people with disabilities. We note 6 affordable dwellings are to be provided, the remaining 6 homes will be provided off site in the form of a financial contribution. There does not seem to be any robust justification for this – any off site contribution should be used to upgrade the affordable housing stock of Tansley. Davis Homes suggestions are contrary to NPPF 50.

We have concerns related to the provision of on site parking, and think this should be increased, particularly related to the social homes.

Davis Homes state they will be removing much of the leylandii hedge – Tansley Parish Council need assurances that the southern boundary hedge – which abuts the leylandii and forms part of Tansley Fete Field boundary will not be damaged.

Page 9 of the tree survey for the site states -'G39 form a tall continuous screening barrier along the southern boundary of the survey site, behind which are publicly accessible playing fields' – this is not strictly true – behind the screening barrier of leylandii is an ancient Derbyshire hedge, this needs protection, as it is not part of the application site.

It is known that there has been significant flooding on the private driveway (rope walk) adjacent to the proposed development site. Investigations by private contractors employed by the Parish Council have eliminated the possibility the surface water flooding comes from the Fete Field, it is thought the flooding is caused by water overflowing from a stream within the site. This does not seem to have been addressed within the planning application.

The proposed balancing pond is directly adjacent and behind a private garden on Green Lane, this resident has cause for concern - sand bags have been used on several occasions to stop flooding into the cottage. There does not appear to be any thought within the plan for the prevention of surface water flooding, or the potential impact upon existing properties adjacent to the site- which is contrary to NPPF 103.

The planning statement states 'there will be negligible impact upon the local highway network '

Tansley Parish Council disagree strongly with this statement, and question why there is no assessment of the cumulative effect this development will have upon Church Street. Planners are aware 49 homes are to be built at Tansley House Gardens, 3 at Oak Tree gardens, 27 proposed at Whitelea and additional new home on the Knoll – an additional 80 homes, all new residents having to use Church Street to access the A615, and Matlock.

We think these numbers are unacceptable – and want to know what mitigation is planned for the village, to ensure sustainability.

We note the Planning statement says 'the Officer at Derbyshire Dales considered an off site contribution to open space provision would be acceptable'. We are sure the residents of Tansley will not find this acceptable, and wonder how this decision was reached, DDDC have not consulted with the Parish. A play area should be included within the site.

We note the proposed 106 agreement states 'an off site commuted sum towards public space'

There is no indication that this is ring fenced for Tansley, we find this unacceptable and contrary to NPPF 204, which states -

'Planning obligations should only be sought where they meet all of the following tests-
necessary to make the development acceptable in planning terms
directly related to the development
fairly and reasonably related in scale and kind to the development

We would expect all planning obligations to adhere to NPPF .

We also note that your emerging Local Plan S11 places great significance to the provision of Local Infrastructure and Developer Contributions, the Spatial Vision states that 'larger villages will benefit from development with an improved range of facilities' we expect DDDC to respect their own plan.

As a village we expect a 106 agreement to provide:

- a play area – or replace worn out equipment on our village green and
- a donation towards improvements at our Fete Field,
- Funding for additional school places
- Funding broadband
- Contribute to the CCG for additional Health facilities in Matlock,

It should be noted that Tansley Parish Council requested that the Inspector remove this site from the emerging Local Plan, the Government Inspector's report on the Local Plan is not as yet in the public domain.

Tansley Parish Council object to the proposed plan presented by Davis Homes as it does not adhere to either NPPF or the Derbyshire Dales emerging Local Plan.

Yours faithfully

Sally Leighton
Clerk to Tansley Parish Council

