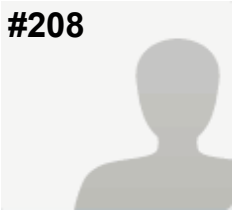


#208



COMPLETE

Collector: Web Link 1 (Web Link)

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Time Spent: 00:58:20

IP Address: 2.31.39.229

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Q1: Contact details

* Full Name

Victoria J Raynes

Company

Tansley Parish Council

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Q2: Do you have an agent working on your behalf?

No

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Q3: Agent contact details

Respondent skipped this question

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Q4: 1. To which part of the Derbyshire Dales Local Plan does your representation relate?(Please submit a separate survey for each representation)

Policy no.

HC2 (z) land at Tansley House Gardens

Q5: 2. Do you consider the Derbyshire Dales Local Plan to be legally compliant?

Yes

Q6: 3. Do you consider the Derbyshire Dales Local Plan to be 'sound'?

No

Q7: 4. Do you consider the Derbyshire Dales Local Plan to comply with the Duty to Cooperate?

No

Q8: 5. If you consider the Derbyshire Dales Local Plan is not sound, please identify your reasons for this by ticking the appropriate box(es) The Derbyshire Dales Local Plan is not: Justified, Consistent with National Policy

Q9: 6. Please explain why you consider the Derbyshire Dales Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate, being as precise as possible.

Whilst Tansley Parish Council welcomes the inclusion of a Settlement Framework Boundary for the Parish. We have concerns that the SFB is drawn too closely to the Lumsdale Conservation Area, Tansley House Gardens(HC2 z) abuts the CA. By drawing the SFB so close to the CA, an important 'green buffer' essential for the setting of the CA will be significantly reduced. The original number of homes planned for this site was 27- planning permission was granted for this number at Appeal (APP/P1045/A/14/2226401) Appeal decision 22Jan 2015; At this time the Inspector was happy that the 27 houses to be built on the NE of the site would not have a significant effect upon the CA. 'the proposed development would retain a significant land buffer between the proposed homes and the CA boundary, there would be a neutral effect upon the CA' Since this decision the land abutting the CA has been allocated in the Local Plan SHLAA- Policy HC2z, We would argue that the inclusion of the 'green buffer' for proposed development is contrary to the recent Appeal Decision and a Gov Inspectors recommendations. The Appeal is so recent and the Inspector was aware of the OAN, We believe the inclusion of this site is contrary to NPPF 141 and 129, and contrary to DDDC own emerging Local Plan - PD5

Q10: 7. If you have answered Yes to Q2 or Q3 and wish to support the legal compliance or soundness of the Derbyshire Dales Local Plan or its compliance with duty to co-operate, please use the box to set out your comments. *Respondent skipped this question*

Q11: 8. If you consider that the Derbyshire Dales Local Plan is not legally compliant or is not sound, please set out what change(s) you consider necessary to make it legally compliant or sound, having regards to your response to Q6 above. Please set out below in detail your suggested revised wording of any policy or text and explain why your suggested change will make the Derbyshire Dales Local Plan legally compliant or sound. Please be as precise as possible.

Tansley Parish Council welcome the Settlement Framework Boundary, we need the assurances that development will not be allowed to sprawl, and boundaries will be adhered to. The Parish Council would like the SFB for Tansley amending, the substantial 'green buffer' needs to be retained to protect the integrity of the Lumsdale Conservation Area. This 'green buffer' should not be built on, Development at Tansley House Gardens should be restricted to the original 27 dwellings, HC2z should be removed from the plan, it is important that environmental heritage assets are protected.

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Q12: 9. If your representation is seeking a change, do you consider it necessary to participate at the oral part of the forthcoming public examination (or can it be considered by written representations)?

NO, I do not wish to participate at the oral examination of the plan.

Q13: 10. If you wish to participate at the oral examination, please outline why you consider this to be necessary?

Respondent skipped this question

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Q14: Full name

Victoria J Raynes