

LOCAL PLAN UPDATE AND WHAT IT MEANS FOR TANSLEY

District Council approves housing development sites for inclusion in Draft Plan

Dales residents packed into the Matlock council chamber and adjoining committee room last Wednesday night (16th March) to witness district councillors approve the inclusion in the Derbyshire Dales draft Local Plan of 33 residential development sites which will now go forward to a six-week public consultation starting on 7th April. The draft plan covers development over the period 2013-2033.

The three-and-a-half-hour debate in Matlock saw failed attempts to withdraw from the draft document four proposed Dales development sites, including Tansley House Gardens, Tansley. The withdrawal of the latter site was requested by district councillor Jackie Stevens.

After the four sites had been temporarily removed from the draft Local Plan, they were then debated. The council deemed all four sites suitable for inclusion.

Current housing development situation in Tansley

There has been some confusion as to the locations and proposed numbers of sites within the Parish of Tansley. The current situation is as follows:

Nottingham Road	Application for 10 dwellings
Thatchers Croft	Application for 19 dwellings
Oak Tree Gardens	Planning permission for 4 dwellings
Tansley House Gardens (1)*	Planning permission at appeal for 27 dwellings
Tansley House Gardens (2)*	15 dwellings (in addition to those above) added to Draft Local Plan
Whitelea Nursery	This site is being assessed, for a possible 27+ homes. In the minutes of the Local Plan Advisory meeting held on 29 th February it was noted that the Corporate Director had recently received correspondence from the property owner adjacent to Whitelea Nursery advising that he had now secured agreement with the developer regarding access. This site could therefore be considered during the consultation process in April.

*Total of 42 homes in total earmarked so far in the Draft Plan for the two adjoining sites at Tansley House Gardens. However, plans seen by the Parish Council indicate DDDC acceptance of a total of 50 dwellings for these green fields.

Concerns of Tansley Parish Council

Highways

The Parish Council is very concerned about the cumulative effect of traffic on Church Street. There are also concerns related to crossing the A615 (it is acknowledged that the Thatchers Croft developer has offered a contribution of £20,000 towards a crossing, but this is not enough for a traffic light crossing, which is the only safe crossing acceptable at this location) and the lack of delineated footpaths in the vicinity of the A615.

Derbyshire Dales District Council (DDDC) does not seem to have made any evaluation related to the lack of important infrastructure. There is no mention of the cumulative effect of development on highways – contrary to recommendations by Derbyshire County Council Highways.

Services

We also have serious concerns related to the strain that will be put upon healthcare, to the lack of a pre-school and to the situation regarding our public transport (proposals by Derbyshire County Council, if approved, could leave Tansley without a bus service from October 2017).

When asked about these vital services and their ability to cope with the proposed increase in population, we are told discussions are in progress. DDDC appear to have little or no regard to National Planning Policy Framework, which states development and infrastructure should be planned at the same time.

Please make your views known

Members of the Parish Council have attended all Local Plan meetings, but there has been little or no support from residents – we must surmise that there are no concerns. Frankly a few people going to meetings and speaking up for the majority is going to make little impact upon the local authority. Tansley is prepared to take its share, yet other villages are taking none.

If you are concerned about your village, and the impact too much development could have upon our infrastructure and basic services, it is time to stand up and say no.

There will be an opportunity to do this through:

- an online consultation on the DDDC website from 7th April to 19th May
- an exhibition at the Imperial Rooms 1pm-5.30pm, 25th April
- a public meeting, Sports Hall, Highfields School, 25th April

You might also have an impact by writing to the local newspaper and by contacting your district councillors Deborah Jean Botham, Steve Flitter and Jacquie Stevens.

Tansley Parish Council