

HOUSING DEVELOPMENT IN TANSLEY – UPDATE MAY 2012

The results of the survey carried out by Tansley Parish Council in March 2012 show that most respondents favour more development within the parish. There is support for small-scale housing development within the settlement framework, with quality properties of mixed tenure preferred. Most residents are strongly opposed to the settlement framework being moved and do not want any building on greenfield sites. These findings are consistent with the [results of the Village Questionnaire](#) carried out in July 2010.

However, Derbyshire Dales District Council (DDDC) continues to recommend more housing on greenfield sites outside the settlement boundary.

Tansley residents present at a DDDC meeting on 26th April 2012 report that district councillors were asked to vote on different options related to housing in Derbyshire Dales settlements including Tansley. Thirteen Tansley residents, including two parish councillors, attended the DDDC meeting. Parish Council Chairman Vicki Raynes presented DDDC with a statement (see other attachment to the Hotwire message).

District and county councillor Steve Flitter spoke up on behalf of Tansley residents; he urged the district council to consider local views, explaining that Tansley residents were not against brownfield development, but they did not want Tansley to lose its village identity through a change in the settlement boundary. He highlighted the lack of services and also requested clarification as to whether the 30 houses proposed for Tansley outside the current settlement boundary would be built gradually over the Local Plan period 2006-2028. Paul Wilson, DDDC Director of Planning & Housing Services, noting that national government policy obliged DDDC to make provision for future growth, could not give assurances on this point.

Cllr Flitter felt he could not support the recommended development plan without having more facts at his disposal, in particular information identifying the sites where development would take place. He abstained from voting on the recommended option favouring greenfield development in Tansley.

Our other two district councillors did not speak on the plan and voted in favour of developing our green fields.

The DDDC at this stage is not prepared to disclose any recommended or possible greenfield sites for development in our village, nor is it able to justify additional homes for Tansley other than regarding our allocation as part of the quota for distribution throughout the plan area. The only settlements identified, and with allocations in the central area, are Matlock, Wirksworth and Tansley.

Tansley residents interested in development issues may wish to take a look at [The National Planning Policy Framework](#), published on 27th March 2012 and [The Localism Act 2011](#) (click links to access). Below are a few excerpts highlighted by a member of the public who attended the DDDC meeting.

The National Planning Policy Framework

The new National Planning Policy Framework states "[planning policies and decisions should encourage the effective use of land by re-using previously developed land /brown field.](#)" (Policy Statement 111)

["Local plans should set out the opportunities for development, and clear policies on what will, or will not be permitted – and where."](#) (Policy Statement 154)

The Localism Act 2011

The Localism Act makes it clear that a councillor should play an active part in local discussions: "[People need to be able to elect their councillors confident they will act on issues they care about and have campaigned on.](#)"

The rule of "predetermination" has not been interpreted correctly by many councils, the result being "[it has reduced the quality of local debate and stifled valid discussion.](#)"

["In some cases councillors have been warned off doing such things as campaigning, talking with constituents, or publicly expressing views on local issues, for fear of being accused of bias or facing legal challenge."](#)

The Localism Act also acknowledges "[planning did not give members of the public enough influence over decisions that make a difference to their lives, too often power was exercised by people who were not directly affected by the decisions they were taking.](#)"

Importantly, the Localism Act states "[for people to feel a real sense that the planning system is working for them, they need to know that rules that are drawn up will be respected.](#)"