

Derbyshire Dales District Council wants your views on two proposed development sites in Tansley:

Tansley House Gardens and West Yard Thatchers Croft.

Tansley House Gardens already has planning permission granted for 27 dwellings, they are to be situated on the top half of the field.

The developer has now put forward the bottom half of the field for proposed development of **an additional 15 dwellings**; *the additional dwellings are what DDDC wants you to make comment on.*

Tansley House Gardens. The following valid planning statements may help you formulate a response:

- The land is 'green field' it lies outside the settlement boundary of Tansley.
- The land abuts the Lumsdale Conservation Area.
- A large 'green buffer' must be retained to protect the Conservation Area.
- Development at this location will impact significantly on local landscape character.
- Derbyshire County Council Archaeologists have assessed the site - development would have a potential harmful adverse impact upon the area. They have concluded that the site is within an area of fossilised strip fields, and of high historic landscape value.
- There is no way of mitigating the noise that comes from the nearby industrial estate.
- Plans shown by the developer indicate a large balancing pond adjacent to the Conservation Area and its brook. There are concerns related to infiltration of the water source and concerns related to the safety of residents, particularly children.
- Indicative plans do not show a play area or how Church Street will cope with the possibility of an additional 100 cars accessing the highway.

The other site being put forward for the development of 19 dwellings is West Yard. The following statements might help you formulate a response:

- Greenfield site outside the settlement framework boundary of Tansley.
- Visually prominent when viewed from Church Street.
- Loss of a historic 'green corridor' from Dethick to Matlock.
- Two Appeal Inspectors consider the site unsuitable for development.
- Query if road is to adoptable standard, no street lighting.
- To access our few village facilities the busy A615 has to be crossed.
- Concerns related to the feasibility/viability of a much needed crossing.

- Surface water drainage of the site has not been established.
- No continuous pavement to village amenities, to include the primary school.
- Poor walking and cycling links to the main village.

THE CUMULATIVE EFFECT OF ADDITIONAL HOMES ON OUR OVER STRETCHED LOCAL DOCTORS' SURGERIES HAS NOT BEEN ADDRESSED BY THE LOCAL AUTHORITY.

THERE IS NO REASSURANCE ABOUT THE HIGHWAY CAPACITY WITHIN THE VILLAGE.

NO MENTION OF OUR LIMITED FACILITIES, POOR PUBLIC TRANSPORT, LACK OF PRE-SCHOOL OR VILLAGE SHOP.

We all need to pull together and make our voice heard. Please take a few minutes to make your views known to Derbyshire Dales District Council. You can do so in one of several ways:

- By filling in the online survey: click [here](#).
- By email: localplan@derbyshiredales.gov.uk
- By writing to: Mike Hase (Local Plan), Derbyshire Dales District Council, Bank Road, Matlock DE4 3NN

The deadline is 19th May 2016.

Thank you

Tansley Parish Council
20th April 2016