

PLANNING APPLICATION REF.

**16/00397/FUL - Land at Tansley House Gardens, Tansley.
Proposed development for 49 dwellings**

Representations to

planning@derbyshiredales.gov.uk

or by post to:

Planning Department
Derbyshire Dales District Council
Town Hall
Bank Road
Matlock
DE4 3NN

The following are valid planning objections:

The land is 'green field' and lies outside the settlement framework boundary for Tansley.

[The land abuts the Lumsdale Conservation Area.](#)

Derbyshire County Council's archaeologist has assessed the site and states 'development of the bottom half of the site would have potential harmful adverse impact upon the area'. The conclusion is that the site is within an area of fossilised strip fields and of high historic landscape value.

[A 'large green buffer' must be retained to protect the Conservation Area, which has been designated for its environmental value.](#)

Development so close to the Conservation Area cannot be mitigated; development will impact significantly and destroy the historic landscape.

[Plans show 'balancing lagoons' adjacent to the stream and footpath; the lagoons are to manage surface water. There are serious concerns related to location of these 'lagoons': the impact they may have on adjacent properties but more importantly the possible safety aspect related to residents, particularly children. We also question the position of the lagoons bearing in mind the topography of the site.](#)

There is no way to mitigate the noise or light pollution from the adjacent industrial estate.

[Indicative plans show no young persons' play area.](#)

The developer does not appear to be offering any additional or improved facilities for our village. Derbyshire Dales' emerging Local Plan says villages will benefit from development with an improved range of facilities including schools and healthcare.

[There are serious concerns related to the increased traffic upon Church Street, and the junction with the A615.](#)

No improvements for Whitelea Lane or Lant Lane.

[There is no detail related to improvements to the existing footpaths within the site, in particular the steps requested to make accessing Tinkers Bridge easier.](#)

The developer does not state if the overhead power cables are going to be moved.

THE DEVELOPER IS NOT GIVING ENOUGH INFORMATION - PLEASE TAKE TIME TO OBJECT

OBJECTIONS NEED TO BE WITH DDDC BY 11th AUGUST 2016