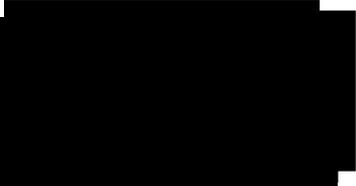
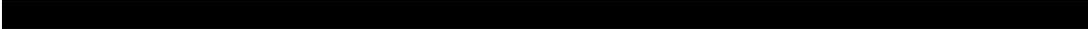
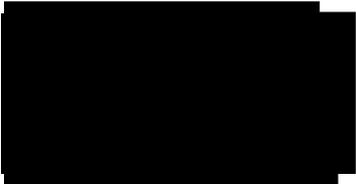
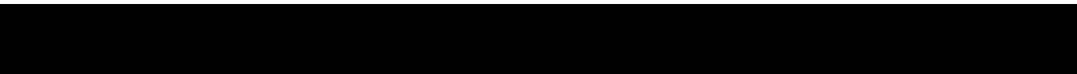


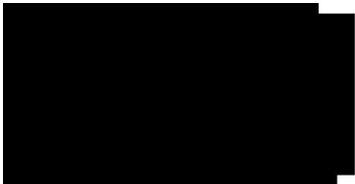
Darley Dale Neighbourhood Plan Response Form

Please fill in the details below;	
Title:	
First Name:	
Surname:	
Organisation (where applicable)	
Address	
Postcode	
Email address	
If you would like to be notified of the Council's decision on whether to accept the Examiner's recommendation and future progress with the plan, then please tick here.	

Which part of the Plan does this comment relate?			
Section: 4		Policy:	Page: 8
Do you support, support with changes, oppose, or wish to comment on this part of the Plan? (Please tick one)			
Support		Support with changes	
Oppose		Have comments	✓
Please give details of your reasons for support/opposition, or make other comments here;			
<p>Section 4 describes consultation which has taken place in preparing the Neighbourhood Plan. I moved into Matlock in March 2015. The District Council's letter dated 21 February 2019 was the first time that I was aware that such a plan was being prepared. Neighbours in Old Hackney Lane were similarly unaware.</p> <p>As a former local government planning officer I take a keen interest in planning matters. I followed the preparation of the Derbyshire Dales Local Plan with interest and took the opportunity to submit comments. It is highly unlikely that I would have missed any consultation letters sent to me by Darley Dale Town Council about the Neighbourhood Plan</p> <p>I am aware that some of the consultation may have been carried out before I moved to the area. However, that was four years ago and a great deal has happened during that time not least the adoption of the Local Plan and the allocation of land for 201 new homes in Darley Dale which were not known about when work on the Neighbourhood Plan began.</p> <p>There must, therefore, be considerable doubt about the effectiveness and completeness of previous consultation regarding the preparation of the Darley Dale Neighbourhood Plan.</p>			
Signature:		Date:	
		30 March 2019	
			

Which part of the Plan does this comment relate?			
Section: 8		Policy:	Page: 23
Do you support, support with changes, oppose, or wish to comment on this part of the Plan? (Please tick one)			
Support		Support with changes	
Oppose	✓	Have comments	
Please give details of your reasons for support/opposition, or make other comments here;			
<p>Section 8 is entitled “Sustainable Development Principles” but the Plan contains policies only on landscape and design. The Plan as currently presented is, therefore, a missed opportunity to put in place policies which would improve sustainability. In particular, the Plan has nothing to say about traffic, movement and parking yet these are issues which have an important, and frequently, detrimental impact on quality of life within the Plan area.</p> <p>Cycling and walking have proven benefits in terms of environmental quality and the health of residents yet they are not the subject of any enhancement proposals. The relevant guidance from the Ministry of Housing, Communities & Local Government says that a Neighbourhood Plan should inspire local people and businesses to consider ways to improve their neighbourhood. In order to do so, the Plan for Darley Dale should examine opportunities, first, to improve existing traffic related matters and, second, to ensure that any new development does not make things worse.</p> <p><u>Suggested amendment.</u> The Plan should contain a new chapter assessing traffic, movement and parking throughout Darley Dale. It should set out policies to promote walking, cycling and the use of public transport.</p>			
Signature:		Date:	
		30 March 2019	
			

Which part of the Plan does this comment relate?			
Section: 8		Policy:	
Page: 23			
Do you support, support with changes, oppose, or wish to comment on this part of the Plan? (Please tick one)			
Support		Support with changes	
Oppose	✓	Have comments	
Please give details of your reasons for support/opposition, or make other comments here;			
<p>The draft Plan fails to provide specific guidance for the future of Old Hackney Lane. Old Hackney Lane features sharp, blind bends and in many places is too narrow to permit vehicles to pass in opposite directions. It is increasingly being used as a “rat run” especially when the A6 is congested. Pavements along the Lane are heavily used, especially by school children, and in most places are narrow. It is often the case that pedestrians have to stop walking, even though they are on the pavement, because vehicles are travelling too close and too fast, thereby threatening the safety of the pedestrians. In several locations vehicles frequently mount the pavement. This existing, unacceptable situation will be made even worse by the arrival of 66 new houses (sites HC2i and HC2j) and hence 120 more cars, plus additional school children walking from the new houses at the bottom of the Lane to school at the top.</p> <p>In order to protect pedestrians and cyclists in Old Hackney Lane, it is essential that nothing is done to encourage through traffic. Under no circumstances should the Lane be widened at any point along its length. Nor should the junction of Old Hackney Lane with the A6 be altered because to do so would have the effect of encouraging more traffic.</p> <p><u>Suggested amendment.</u> Traffic calming measures should be introduced in Old Hackney Lane and through traffic actively discouraged. Any such measures will need to be appropriate for the essentially rural nature of Old Hackney Lane.</p>			
Signature:		Date:	
		30 March 2019	
			

Which part of the Plan does this comment relate?			
Section: 10		Policy: NP1	
Page: 28			
Do you support, support with changes, oppose, or wish to comment on this part of the Plan? (Please tick one)			
Support		Support with changes	
Oppose	✓	Have comments	
Please give details of your reasons for support/opposition, or make other comments here;			
<p>Map 7 on page 22 of the Draft Neighbourhood Plan shows the location of 8 individual settlements within the Parish of Darley Dale. Community Objective 3 is “protecting the landscape character of Darley Dale, like the green gaps that keep the settlements separate and the wide public vistas across to the Peak District National Park”. This objective is entirely correct but the Plan as currently written requires strengthening by including an additional policy which will help to deliver that objective.</p> <p>Old Hackney Lane with its fields and woodlands provides a crucial gap between the settlements of Matlock, Lower Hackney and Upper Hackney. It is essential that this gap is protected in order to prevent the settlements joining up into one urban sprawl.</p> <p>The document “Darley Dale Place Analysis” (December 2015) says on p11 that: “The Darleys in the Dale are separated by important green spaces that prevent coalescence and help mark the settlement bounds. Past coalescence has been damaging to the overall character of the area, and new development should be restricted to areas where it does not encroach in to strategic gaps and wedges.” This is a much clearer statement of policy intent than policy NP1 now contained in the Draft Neighbourhood Plan.</p> <p><u>Suggested amendment.</u> Policy NP1 should include a new paragraph 2 which would read “Proposals for additional development on land outside the settlements shown on Map 7 will be strongly resisted”.</p>			
Signature:		Date:	
		30 March 2019	
			

Which part of the Plan does this comment relate?			
Section: 10		Policy:	Page: 28
Do you support, support with changes, oppose, or wish to comment on this part of the Plan? (Please tick one)			
Support		Support with changes	
Oppose	✓	Have comments	
Please give details of your reasons for support/opposition, or make other comments here;			
<p>There are some words missing from Paragraph 79 which reads: <i>“Given the landscape sensitivity of much of the Plan area, the value placed on open spaces that prevent coalescence (as reported in the Wardell Armstrong and from the consultation feedback) and the function of these green corridors in contributing to the distinctive character of the settlements in Darley Dale.”</i></p> <p>This is an incomplete sentence which contains no active verb. “Given the landscape sensitivity what?”</p> <p>Paragraph 80 reads: <i>“Fundamental to the success of these green corridors is the need to protect their open and undeveloped character through the prevention of inappropriate development, maintaining a degree of separation between certain settlements and avoiding coalescence.”</i> The words “a degree of” and “certain” undermine the effectiveness of this sentence rendering it meaningless.</p> <p><u>Suggested amendment:</u> reword paragraph 80 to read “Fundamental to the success of these green corridors is the need to protect their open and undeveloped character through the prevention of inappropriate development, maintaining separation between settlements and avoiding coalescence.”</p>			
Signature:		Date:	
		30 March 2019	
			

Which part of the Plan does this comment relate?			
Section: 10		Policy: NP1	Page: 28
Do you support, support with changes, oppose, or wish to comment on this part of the Plan? (Please tick one)			
Support		Support with changes	
Oppose	✓	Have comments	
Please give details of your reasons for support/opposition, or make other comments here;			
<p>Map 7 on page 22 shows the location of 8 individual settlements within the Parish of Darley Dale. By focusing mainly on these defined settlements, the Plan's approach effectively ignores large parts of the Plan Area. This is particularly the case with Old Hackney Lane.</p> <p>Paragraph 13 of the Plan lists three residential sites within Darley Dale which have been allocated in the Adopted Local Plan. Two of those sites are on Old Hackney Lane yet the Plan is silent on the implications of these developments for the character of the Lane. Old Hackney Lane is characterised by stone walls along virtually its entire length. It is essential to maintain this feature in order to protect the character of the area.</p> <p>The Chevin Homes estate of nine additional houses (site HC2j) is nearing completion. This new development has got the balance wrong between the needs of traffic and preserving character, resulting in relocating a stone wall and lowering it in height. This change dramatically widens the Lane at this point, is glaringly inconsistent with the appearance of the Lane for hundreds of metres either side and detracts from the Lane's former character. These errors must not be repeated when site HC2i is developed. Site HC2i will see another 57 new homes (and so at least 110 more cars) near the Darley House Estate with access taken directly from Old Hackney Lane.</p> <p><u>Suggested amendment.</u> Policy NP1 should include an additional paragraph which would read "In order to preserve the character of the area, existing stone walls adjoining highways should be protected in terms of their position, height and materials.</p>			
Signature:		Date:	
		30 March 2019	
			