

## Francis, Claire

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**From:** [REDACTED]  
**Sent:** 08 April 2019 12:26  
**To:** Planning Policy at Derbyshire Dales  
**Subject:** darleydale neighbourhood plan

**Follow Up Flag:** Follow up  
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Dear Sirs

Having reviewed the proposed neighborhood plan we make the following comments especially with regard on the proposed construction of 57 new properties along Old Hackney Lane

1. Old Hackney Lane is a rural lane connecting the main A6 road with Matlock, In many places it narrows to almost a single carriage way with a number of sharp bends along its route. Foot paths for pedestrian traffic are very narrow and in places non-existent causing pedestrians to walk in the road. ***All of these items put all road users at real risk***

2. Many types of properties are installed along Old Hackney Lane including housing, local schools with a number of open fields in between.

3. Off road parking to many of these properties is very limited and many house holders vehicles are parked along the road thereby reducing its already narrow width.

4. A speed limit of 30 mph is in place along Old Hackney Lane but this is generally ignored by many road users especially those entering from the A6. ***Very little appears to be in place to enforce this speed restriction, we live near this junction and have noted several near misses.***

5. Can the DCC planners confirm what traffic analysis has been carried out to determine the effects that may be caused by the additional traffic that will be generated by new properties? ***this cannot wait until a formal building application is made.***

6. We have already had an insight into the impact on local road traffic with the recent construction of the small development of 9 houses on Old Hackney Lane. ***This must be reviewed again urgently by the planners***

7. The 2 proposed developments along Old Hackney Lane are only part of the Overall Neighborhood Plan which in itself creates additional concerns and its wider effects especially increased traffic flow, pollution, public transport, schools, utilities, etc. ***Have the planners taken this into consideration ?***

8. The Darley Dale area is set on the fringes of the Peak District National Park and enjoys a unique character and further development such as those planned must be restricted to safeguard this. ***Have the re-use of Brownfield sites been considered by the planners?***

***8. in conclusion we feel this plan does not fully considered the implications of its implementation and must be seriously reviewed as a matter of urgency. before allowing any planning permissions and works to take place.***

we look forward to your reply.

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[REDACTED]

