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INSPECTOR'S
COPY

9th March, 2017

Carmel Edwards B Lib (Hons) MCLIP, Programme Officer, DDDC Local Plan
Town Hall, Bank Road, Matlock DE4 3NN

Dear Carmel Edwards,

Derbyshire Dales Local Plan Examination

Thank you for your letter of the 22nd February. When submitting our representation, we indicated a wish to participate in one of the hearing sessions. This was in order to seek clarification of the so-called National Park Effect. However, we have no desire to 'waste' the Inspector's time and, having read your letter, accept your point that representations made in writing 'carry the same weight as those pursued by appearance at any of the hearing sessions'. We are also happy for you to deal with our query (which concerns the National Park Effect), assuming you are able to do so.

Query - The National Park Effect: As we understand it, the objectively assessed (housing) need for each planning authority is calculated without making any reduction to compensate for the existence of a national park (where relevant). The Derbyshire Dales District, with almost 50% of its area within the Peak District National Park, is seriously affected by this anomaly. Sir Patrick McLoughlin, Dales' MP & Cabinet Minister, has expressed his 'sympathy' with what he calls 'this important point'; and the Dales CEO talks about the prospect of having to 'accommodate development on a scale that has never previously been encountered'.

The situation appears to be grossly unfair as it clearly puts a disproportionate burden on the OAN for the Derbyshire Dales (and, no doubt, on the OANs of a number other similarly affected authorities). Accordingly, we ask that the Inspector recommends that the Government takes appropriate action to rectify the situation. (One 'solution' may be to spread the national park 'burden' equally among all the 400 or so housing authorities.) Such a recommendation would certainly help Matlock, which is particularly affected by the prospect of excessive building. Your comments about this matter would be most welcome.

The background to this issue is as follows: As it stands at the moment, Derbyshire Dales District Council, having ignored the advice of Matlock Town Council, as well as overturning a decision by its own Planning Advisory Committee (22/7/16), is proposing to allow hundreds of houses to be built on Matlock Moor, using inappropriate sites where development (in our book) almost certainly contravenes the spirit of the core principles of the National Planning Policy Framework.

Matlock Bank & Matlock Moor - Landscape Issues: *The stunning views (of High Tor, the Matlock Dale gorge & Masson Hill) from Rutland Street, the top of Woolley Road and a variety of other vantage points are testimony to the fact that the town occupies a most impressive situation in the Derwent Valley. Indeed, Matlock would have been included within the Peak Park (See page 32 of the Matlock Bridge Conservation Area Extension; copy enclosed) had it not been for the local quarries and the heavy traffic so generated. Ironically, these very reasons (which caused the town to be excluded) no longer apply, as the quarries concerned (Cawdor, Hall Dale and Harvey Dale) are now closed. It is therefore vitally important that (a) the town's attractive setting and (b) its role as a tourist centre are not compromised by excessive development, particularly on its exposed north-eastern flank. With regard to the Gritstone/Pinewood Road site, the DDDC's own landscape officer concluded that much of the development is likely to result in a 'significant adverse impact on local landscape character'.*

Matlock Bank & Matlock Moor - Roads, Access & Traffic Issues: *The inadequate road network on Matlock Bank, which has hardly changed since the horse & cart days of John Smedley, is such that access to some sites outlined on the Local Plan is exceedingly poor, and in certain cases, potentially dangerous. A proposed so-called 'improvement?' on Gritstone Road, for example, involves reducing the width of the causeways - where children play! Every day, a considerable amount of traffic, including many HGVs, undertakes the long (1.3 km) and very steep descent of the relatively narrow Chesterfield Road and Lime Tree Road (A632), with the ever-present risk of a serious runaway incident. Furthermore, for much of its length, Chesterfield Road does not have a pavement on each side, and the pavements which do exist are barely of sufficient width to accommodate a parent and child side-by-side. This matters because Chesterfield Road serves two junior schools and two nurseries (all on the steep part), as well as Highfields Comprehensive School.*

Conclusion: *There are very sound reasons why there should not be any further medium-to-large scale developments on Matlock Bank and Matlock Moor, and we trust that the Inspector, accordingly, will recommend appropriate adjustments to the Local Plan.*

Perhaps you would be kind enough to pass on the copy of this letter (enclosed) to the Inspector. We look forward to hearing from you with regard to the National Park Effect.

Yours faithfully,

pp Peter & Lavinia Wild

The 19th century properties have strong rhythmical frontages with giant order plasters, expressed bays that break the eaves line, pediments, and carefully designed openings lending the buildings a distinct vertical emphasis. These sit apart from most of the 20th century imitations which although of corresponding scale and materials, featuring stone facades and details such as bay windows, are more pedestrian in character lacking the design flare and intricate detail of their predecessors.

Recurrent architectural features within the conservation area include the use of pediments, expressed bays, dormer windows, gables, stone mullions and oriel windows.

The predominant building materials are walls of local gritstone, roofs covered with Welsh slate, and timber fenestration.

Given Matlock's location and geology, it comes as no surprise that the predominant building material is stone. The Matlock stones are carboniferous sandstones of the Millstone Grit series and vary from light brown, through beige and honey to a light pink. Also available are limestones of the Carboniferous Dronthian series. Stone is a common element throughout the town centre, its use having continued through the 20th century, creating a sense of unity.

Coursed, rock-faced stone is by far the most common walling material and is found in nearly all of the 19th century buildings. Ashlar or dressed stone was used more sparingly and is mainly found in the 20th century buildings

Carved stone is also the predominant material for external detailing. Most of the buildings of note, and even late 20th century infill developments, feature finely tooled or rubbed stone dressings including window surrounds, cills, heads, mullions, cornices, stringcourses, corbels, knealers, and copings. Many of the landmark buildings also feature finely carved ornamentation and details including feature doorways, decorative oriel windows, mouldings, consoles, bas-reliefs, pediments, urns and finials

At the turn of the 20th century, gritstone was locally available with the main quarries at Cuckoostone on Matlock Moor, and in Lumsdale. Stone-sawing sheds were located close to the town centre within the yard at Matlock Bridge station. Also in plentiful supply was limestone, however, the majority of this tended to be crushed for use as road stone, flux for blast furnaces or lime-burning, as opposed to dimensional stone.

Whilst providing both building material and valuable employment for local people, it was the blight of large scale quarrying and its associated traffic that prevented Matlock from being included in the Peak District National Park.

Recent years has also seen the introduction of artificial stone. The disadvantage of this material is that its weathering characteristics differ from natural stone and over time can become visually prominent, breaking the unity of the streetscape.

Other external finishes include red brick and render although these tend to be found to the rear of buildings and in later extensions. The main exceptions to this are Derbyshire House, a Neo-Tudor building on the corner of Park Head Road and Causeway Lane which features red brick walls with black & white timber framing and render to first floor, and the Neo-Tudor pavilion in Hall Lays Park.

Roofs are predominantly duo-pitched, often architecturally expressed on the 19th century buildings or set behind stone parapets on the early 20th century buildings. The predominant roof covering is Welsh slate which would have been brought to the town via the railway.

Many of the 19th century buildings have a varied and interesting roofscape with gables, dormers and gables resulting in numerous slopes and junctions with lead lined valley gutters and hips. Some roofs are adorned with decorative terracotta ridges, whilst others such as Crown Buildings are surmounted by cast and wrought iron crests and finials. The majority have large stone built chimney stacks.