

Cawdor Quarry (ref: 6126) - Submission by Paul Thompson.

I am a local resident of Oker.

I have major concerns over the increase in traffic cause by the nearly 700 houses and the business units proposed for Cawdor & Halldale Quarries and the impact that this will have on Snitterton Road and Salters Lane. Both roads are single track with passing places at various points and no footpaths.

In principle, I have no objection to the use of the brown field site at Cawdor Quarry and the old Permalite works.

The traffic volumes along the roads has increase significantly since the Sainsbury's development and the building of the Spa road giving better access onto Snitterton Road. The County Council's analysis shows a nearly 50% increase (over 3 years) at certain times of day. This does lead to problems at peak times.

As well as access, Snitterton Road is used as a cut through to avoid congestion on the A6 at Matlock. The significant increase in traffic volumes and congestion on the Snitterton Road caused by roadworks on the A6 last year demonstrated this.

I do not feel policies in the Local Plan adequately address measures to limit the congestion and maintain safety along these narrow lanes.

The additional houses and business units will directly drive up volumes of traffic in Matlock, specifically the A6 and increase the volume on the Snitterton Road and Salters Lane.

This direct effect has been taken into consideration. However, due to the increased congestion in Matlock developments will also have the effect of forcing vehicles off the A6 onto the single-track country lanes of Snitterton and Salters. This secondary increase and I think much higher increase in traffic volumes hasn't been accounted for in the analysis for the Local Plan. This increase will massively decrease the safety of these lanes.

I would suggest that road signs should prohibit cars turning out of Cawdor and Halldale quarries towards Snitterton. The policies also need to incorporate the measurement of traffic flow and force developers to put in place additional measures to restrict the traffic flow should traffic volumes in the future go beyond acceptable limits.

It should be noted that the major employment areas such as Derby, Chesterfield/Sheffield, Bakewell/Buxton and the Peak lie to the North, West and East of Matlock so unlike new housing elsewhere in Matlock, traffic coming from developments south on the A6 such as Cawdor and Halldale are forced to access the A6 at Matlock to go anywhere. This will cause the maximum impact to congestion in Matlock of any of the proposed Matlock developments in the local plan.

Reading through your documentation I note that within the questions raised by the inspector he asks "Should the size and scope of the allocation be increased to ensure that the site comes forward".

Savills (the agent for the owners) have already stated that the site is viable at the current size and density.

The density of the housing on Cawdor Quarry is already high. Much of it is blocks of flats with minimal garden space. The size of these buildings already has a significant visual impact on the area, the local constabulary have also commented on the susceptibility to crime of the current design let alone one of more density.

Increasing density would also increase the traffic problem specifically highlighted as a potential problem by the inspector.

If an increase in size is being considered it should be noted that the site at Snitterton Fields was assessed during the Local Plan process and then **specifically removed** from the Local Plan **being the most unsuitable site** of all those considered.

Despite this a planning application has subsequently been submitted by the land owner Groveholt for the development of Cawdor Quarry, Permalite Works with the addition of the green fields at Snitterton.

The application has received objections from over 200 individuals. The overwhelming number of these being local residents, but also walkers/tourists enjoying the countryside. There is virtually unanimous strong local opinion against the inclusion of this part of the valley in the scheme.

The application has also had objections/comments from organisations such as:

- Natural England,
- Peak District National Park,
- Derbyshire County Council Policy Group,
- Derby and Derbyshire Development Control Archaeologist,
- Historic England,
- Derbyshire Constabulary,
- Campaign to Protect Rural England,
- Environment Agency,
- Flood Risk Management Team - Derbyshire County Council,
- Friends Of The Peak District,
- Butterfly Conservation East Midlands,
- Matlock Civic Association, Matlock Town Council, ,
- Rowsley PC,
- South Darley Parish Council.
- Derbyshire Wildlife Trust

These can all be viewed on the Derbyshire Dales Planning website (ref: 16/00923/OUT).

I haven't attached any of these but I think they should be considered in the Local Plan investigation as they cover the same areas of the Local Plan and support the decision not to include Snitterton, namely:-.

- Viability
- Visibility
- Landscape Impact
- Impact on the Peak National Park
- Living in and visiting the Dales
- Enclosing of a Site of Special Scientific Interest (SSSI)
- Traffic
- Precedent across the whole district
- Heritage
- Facilities
- Least Suitable Site Assessed

The developer chose not to challenge the decision to remove Snitterton Fields from the Local Plan which I think is an indication of the validity of those objections. Savills have also not provided a robust validity statement as to why the fields would be needed.

There are no real economies of scale in adding further houses to the development. Snitterton Fields has very little linkage to Cawdor Quarry, it only abuts the site via a narrow strip of land at the entrance to the old Permalite Works. The SSSI provides a natural boundary between Snitterton and the quarry and Matlock beyond.

In summary, there has been no case raised to suggest that increasing the size of the development is necessary or beneficial. Further it would have significant detrimental effect, destroying heritage and the countryside and bringing the urban areas right up to the hamlets of Snitterton and Oker and the Peak National Park.