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From: [REDACTED]
Sent: 04 April 2019 21:50
To: Planning Policy at Derbyshire Dales
Subject: Darley Dale Neighbourhood Plan

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I wish to express my concern about the proposed housing developments in Darley Dale.

As Matlock moves towards Darley Dale and onwards to the Peak District there needs to be a clear progression from urban to rural.

Land preventing visual coalescence is of high sensitivity (10. 75). Also we need to avoid coalescence (10. 80). Will the proposed Darley Dale housing do this?

I would firstly state that Derbyshire Dales have proposed too many houses. In view of the fact that much of the Derbyshire Dales area is in the Peak District there does not need to be as many houses as suggested in the local plan so before this part of our area becomes more urbanised we need to query the numbers proposed.

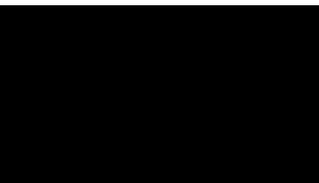
Secondly I'm very concerned about a further 57 houses on Old Hackney Lane. As the name suggests it is a lane not the busy road it is fast becoming. Many people use it as a cut through to avoid the daily traffic jam through town. Just imagine a further, maybe 100, cars using it as well. This is entirely inappropriate and indeed it is already far too busy. The pavements are narrow, there are blind bends and because of the speed of many vehicles it is extremely dangerous particularly to pedestrians and cyclists, which are just the modes of transport we need to be promoting. As a regular pedestrian on the lane and a cyclist I know it can't cope with anymore traffic. On cold mornings I'm subjected to lungfulls of fumes because of the hill, they are just not so obvious in summer, but still there.

In the Local Plan NP 7a) it states that the green spaces that separate various parts of Lower Hackney that provide access to views have been protected. This hasn't happened with the 9 Chevin Homes and it will not happen (especially to some of the residents of Darley House Estate) if the proposed 57 houses are built. It also states NP8 a) that the views from Upper Hackney will be maintained. Green field to housing estate, I don't think so.

Our present infrastructure can't cope with even more use. No one knows where the springs run in those fields. You need to reconsider what you are doing to this green space separating Matlock and Darley Dale.

The character of the lane I've lived on for the past 26 years is changing. Both of my daughters have had bags knocked off their shoulders by passing cars and my front wall has been driven into 3 times.

I recognise that we need to provide more housing but please don't build on any more of the green fields that are an integral part of our beautiful landscape. We need to fully utilise other options. The Derbyshire Dales is a great place to live but we need to think about housing that enhances the landscape not urbanises it.



Sent from my iPad