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I refer to my statement attached to the Wolds Rise Action Group Booklet dealing with the state of the existing roads serving the Estate. I now attach an extract from the 1919 O.S. Sheet for this area also a plan showing current road situation (not to scale) Although some development has taken place Cavendish Road is much as it was in 1919. Thus there is still only one very difficult access from Wellington Street which necessitates a U Turn for most vehicles. Buses and similar longer vehicles have to go to Asker Lane (across the busy road junction in Chesterfield Road) where there is suitable turning space for the bus etc to return again across the Chesterfield Road crossroad back to the Cul de sac entrance to Cavendish Road.

There are some 400 dwellings of all types permanently using the access to this unusually large Cul de Sac. It is difficult to see how the access could be improved as there is a row of terraced cottages(which are Listed) and many other substantial houses existing along Cavendish Road. As one gets past the Cul de Sac sign there are problems due to the need to find passing space all the way along the lengthy only road into the Estate.

I believe the Inspector will be supplied with a deal of photographs and video evidence of the traffic congestion which occurs on Cavendish Road and other estate roads. There will also be traffic surveys but usually these relate to moving traffic. So the problem of Static vehicles does not get much attention. I see that the Inspector has mentioned to the District Council the problem of how to deal with the question of any increase in on or off road parking likely to arise from any proposed new developments. I therefore show three items which cause particular problems. A good deal of non-residents traffic comes through the Cul de Sac entrance daily in order to park in 1. A Derbyshire County Council Staff Car Park; 2. A Social Welfare Institution (Golding Grange, formerly Claremont); 3. The Cavendish Park Sports Ground where 400 cars park on Saturdays and lesser numbers on days and evenings during the week. Most of these details do not appear in official traffic data.

In addition to all the current parking problems, the physical state. of the Cavendish Road footpaths is a matter of concern. Norman Saunders and I have measured the length of existing footpaths on the south side of Cavendish Road from the Cul de Sac sign to the end of Cavendish Road (past the Childrens Playground). Only some 625 feet of the total length of some 2500 feet of Highway has footpaths. This is where some new houses were built otherwise boundary walls etc form the whole south side boundary of Cavendish Road The lack of footpath becomes very real when one drives past parked cars. We measured in several places where the original roadway cannot be widened ;thus where quite small private cars were parked on the roadway only 9ft 6" was left for all traffic to pass. This must be considered quite unacceptable where emergency vehicles and refuse collection vehicles are involved.

Finally I would like to emphasise that the Cavendish Road area is really part of the ancient Matlock Bank Area , The cul de sac access had until the 1950s ensured that the elevated Hillside Settlement stayed as an approach to the woods beyond. The current Wolds Rise Estate has been absorbed into the rural pattern but we do urge the Inspector to agree that any further development would be out of keeping with the present semi rural nature of the Matlock Bank part of Matlock. Also the Sports Field and walks via Sandy Lane have made this area a very widely used Local Amenity Area; families come to spend time in a pleasant open part of Matlock. The threat of a new Link Road from Chesterfield Road would completely ruin the secluded open woodland views. Furthermore it would result in the creation of a "Rat Run" which would only serve to exacerbate the traffic congestion along Cavendish Road rather than alleviate it as has been suggested as a mitigating factor..

So I trust that the Inspector will recommend that the Wolds Rise and Gritstone Road proposed housing site will be deleted from the Local Plan. The Local Planning Authority have made it clear to residents that a decision on this particular Site will have to be left to the Inspector:. I hope that the many and considered arguments put forward by the Local Residents will on balance enable the Inspector to delete the Site from the Local Plan. Should the Inspector find it possible to delete the Site, he would only be endorsing the decision of the Local Plan Advisory Committee viz.that Wolds Rise and Gritstone Road Site should be deleted from the Local Plan.