

APPENDIX 1

SHLAA206 Land to the rear of Griggs Gardens and Gorsey Bank

Dear Mr Hase,

Following the comments at the committee of 11th July and in preparation for the committee of 27th July, would you include the following additional information in the report to the committee in respect of SHLAA206

There were two issues in the Stage B assessment for this site.

1. Access arrangement

The access was assessed at the wrong location initially. The Authority has been supplied with further detail of the proposed access design and Highways has indicated that the access design is generally acceptable and has commented on the two third party land owners.

The email below is the comment from Dales Housing's Development Manager Ian Clyde who has indicated an interest in an arrangement to implement the proposal. Dales Housing would be the Partner Housing Association for the social housing portion of the proposal.

The other landowner, 59 Gorsey Bank, has informed me that they have sent to you correspondence, to inform Derbyshire Dales that they, in principle, agree to an arrangement to facilitate the access design which I have sent to yourself.

2. Landscape issues

The site is relatively rectangular and sits in the recess of the east settlement boundary, created by the housing of Gorsey Bank to both the south and west, and Griggs Gardens to the north.

The east boundary has to the southern end, a copse of mature Sycamore and Beech trees and continuing north along the east boundary, there is a line, of mature chestnut trees, whilst the northerly end of that boundary has a mature, tall hedge row, of native species and also contains maturing Oak and Ash trees.

This observation is made by the Authorities Landscape Officer.

This site has extremely defensible boundaries formed by housing on two sides and very strong landscape features on to the other boundaries. These features must surely provide exactly the landscape setting which the Council should be allocating for housing which will minimise impact. Is this not exactly what Planning Policy would seek?

The site cannot be seen from the longer distance eastern public roads because of the natural screening and the topography of the landscape. The western local roads are screened by the existing development of Griggs Gardens and Gorsey Bank. The south end of the site can be seen from a relatively narrow section of the North West distant slope, but is no more prominent, probably less prominent, than the Coneygreave site is, or Middleton Road site will be from entire extremities of Wirksworth's eastern hillsides. Other recent developments, also stand out from Wirksworth's higher ground. In fact all development in Wirksworth is seen and will be seen, from a public view point, around the valley.

The sensitive upper slopes of Gorsey Bank are recognised by the protection given by the conservation area. This parcel of land is not part of the conservation area, although it abuts that protected area. Some years back the Local Authority consciously did not include this site within the conservation area.

The adjacent development of Griggs Gardens set precedence in this same location.

The previous, now abandoned Local Plan assessment of this site indicated that the landscape criteria, was satisfactory.

In relationship to the comments of the Stage B Landscape Assessment and conclusion of the Authorities report on this site, SHLAA206 at Griggs Gardens:-

The Coneygreave site increases and changes the shape of the settlement boundary, extends into the countryside, is having an impact on the landscape character, and along with the Middleton Road site will have an adverse impact on the local visual amenity, also on the longer distant view of the entire eastern hillside of the valley. Whilst two sites at the south end of Wirksworth are less visible from the upper slopes they similarly extend the settlement boundary and will have an impact on the local visual amenity. This paragraph is not a criticism of the Authority; the facts stated here highlight the characteristics of the valley and the social progress, the industrial progress and development of Wirksworth. The detail of the residential aspect of this proposal, which is indicated in correspondence the Authority has received; the allotments and care facility; intend to accommodate population balance on which the future of Wirksworth depends and meets aspirations expressed in the Wirksworth Neighbourhood Plan.

The immediate paragraph above does however; demonstrate an inconsistency in the Authorities Landscape Assessment of this site compared with approvals given to other locations in Wirksworth or allocations made to the draft plan now under consideration.

The following photographs demonstrate the views obtained of both this site (SHLAA206) and other development sites in the Wirksworth valley.

Yours Sincerely D.Garner

The following three pages are copies of correspondence of the discussion between myself and Dales Housing which indicates a willingness by Dales Housing to co-operate to implement the scheme

Ian Clyde <Ian.Clyde@acclaim-group.co.uk> Acclaim Housing Group Limited
Scholes Mill Old Coach Road Tansley Nr Matlock Derbyshire DE4 5FY Main Tel:
01629 761540 Fax: 01629 761576 <http://www.acclaim-group.co.uk> Hi Dave Thanks
for the drawings,

To

DAVE GARNER

Apr 12 at 9:36 AM

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Acclaim Housing Group Limited
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Tansley
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<http://www.acclaim-group.co.uk>

Hi Dave

Thanks for the drawings, helpful to know where the proposed access is.

I will need another look on site and need to confirm the end bungalow has not been sold under right to buy, but in principle releasing an area of garden in Dales Housing ownership to facilitate development at the rear should be possible. Clearly Dales will need an incentive to consider this and the residents will expect reinstatement and some compensation, but please keep in touch as you develop your scheme proposals for the land at the rear of the existing properties.

Regards,

Ian Clyde Development Manager Acclaim Group

Dear Ian,

Thank you for the recent telephone conversation.

Would your Association consider, discussing an arrangement to enable the development of the parcel of land at Gorsy bank, which is adjacent to you development at Griggs Gardens in Wirksworth.

I have responded to the Call for Sites by Derbyshire Dales District Council, and have submitted the proposal attached. The proposal was derived from the aspirations expressed in the consultation process of the Wirksworth Neighbourhood Plan, but the Plan had no such site available for a scheme which is described on the two Call for Sites forms.

I have spoken to highways regarding the criteria for access for this proposal and they have provided me with the specifications for both an adoptable access and

an unadopted access.

To create an adopted access it would require the cooperation of Dales Housing. I have shown the access design on the attached plan which would be necessary to meet the requirements of adoptable criteria, edged red and the existing layout is edged blue. It may not be necessary to provide footpaths on each side of the access and one footpath could be substituted for a margin which will reduce the width of the access strip. The requirements for an unadopted access, is a considerably reduced criteria.

Perhaps I could phone you for your views on the above shortly.

Yours Sincerely

D. Garner

**Ian Clyde
Development Manager
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Photograph 1

SHLAA206 viewed from the east hillside at St Helens Lane directly above the site and above Brookfield Farm with the sites east boundary trees screening the site and Wirksworth



Photograph 2

SHLAA206 viewed from the east hillside at the junction of St Helens Lane with Breamfield Lane as the hills and public roads rise to the east above the site. The site at this point is further screened.



Photograph 3

SHLAA206 viewed from the east hillside at the public seat on Breamfield Lane with the site screened by mature trees on the higher levels of the eastern hills.



Photograph 4

**SHLAA206 viewed from the north east end of the east hillside
screened by mature trees.**



Photograph 5

SHLAA206 viewed from the western slope along West End as commented on in the Stage B Landscape Assessment. The south east edge of the site can be seen were the care facility is proposed along with the south end of the ribbon, 1930s, former Council housing development of Gorsey Bank. The more historic part of Gorsey Bank is also visible and forms the enclosure to the south end of the rectangle of the proposal.



Photograph 6

The Coneygrieve and Middleton Road sites viewed from the east hillside at the public seat on Breamfield Lane. The natural valley of Wirksworth inevitably exposes these two sites to the views from the east and will have an adverse impact on the local visual amenity and longer distance views from the east.

However, the Wirksworth Neighbourhood Plan has taken a pragmatic approach to the natural geology which has produced the landscape of the valley in its plan policy.



Photograph 7

The Coneygrieve and Middleton Road sites viewed from the east hillside on Oakerthorpe Road and Bolehill.

The Coneygrieve site is visibly being developed and extends into the former countryside. The Middleton Road site is clearly seen on the steeply rising western slope of the valley. The recent Spring Gardens development extends into the former countryside in an easterly direction from Cromford Road.



Photograph 8

SHLAA206 viewed from the north end of the proposed site. Mature trees screen the south boundary and east boundary with the ribbon development of the 1930s former Local Authority housing on the west boundary.



Photograph 9

SHLAA206 viewed from the south end of the proposed site. Mature trees screen the east boundary; the new development of Griggs Gardens encloses the north boundary and the ribbon development of 1930s former Local Authority housing is on the west boundary.