

## **DERBYSHIRE DALES LOCAL PLAN EXAMINATION**

### **SESSION 14, MATTER 10 & 11 SETTLEMENT BOUNDARIES - RURAL PARISHES**

#### **Hearing statement on behalf of Mr J. Hughes (1069)**

1. I am Roger Yarwood. I have set out my background and qualifications in a separate appendix to an earlier hearing statement.
2. I represent a client with property in Northwood. This property is a dwelling, number 113 Northwood Lane and this includes a small piece of garden land separated from the remainder of the curtilage, but entirely surrounded by housing development.
3. Uniquely, the Settlement Boundary for Northwood although encompassing all the surrounding properties, excludes this small area of garden land (see accompanying policy map extract). This is an area of garden containing seating areas, a garden shed, hard-standings for the occupant's cars and caravan and other domestic paraphernalia (see attached photographs). There is nothing significant about this garden which justifies the peculiar approach which the Council has taken.
4. The exclusion of this garden from the Settlement Boundary is inconsistent with the approach adopted throughout the rest of the District. In no other case has a settlement boundary been delineated to exclude a small (or even large) open space within the settlement.
5. This is totally illogical and the Council has been unable to provide any explanation or justification.
6. The settlement boundary should be revised so that this garden is not excluded.