

Matter 10: Strategic Allocations and Settlement Boundaries - Matlock

Hearing Statement by Julian Wallbank (5980)

I am Julian Wallbank, a resident of Snitterton. I am a chartered civil engineer, now retired, with over 40 years experience mainly in the design, construction and maintenance of roads and bridges.

Issue 2B: Halldale Quarry

Issue 2B.2 Mitigation of Highway Impacts

What measures, including new infrastructure, can be put in place to mitigate any adverse highway impacts?

Outline planning permission was granted on 31st March 2017 for the development of Halldale Quarry for 220 dwellings, 400m² of A£ floorspace and 6,400m² of B1 floorspace (application 14/00541/OUT). Unfortunately, the conditions attached to the permission have not, as at the date of writing, been made available.

I consider that Policy DS5 does not give sufficient consideration to the effects of the development on the traffic flows in Snitterton Road.

Development of Halldale and Cawdor Quarries (Policies DS5 and DS9) will result in the construction of approximately 690 dwellings and 3 hectares of employment land with access onto Matlock Spa Road and Snitterton Road. This scale of development will have detrimental effects on the local roads and in particular on Snitterton Road through Snitterton and Oker.

Snitterton Road is a narrow country lane, only single-track in places, with many narrow blind bends and with houses very close to the road. There are no footways and the road cannot carry much traffic. Traffic counts by the County Council have shown that the Annual Average Daily Traffic on Snitterton Road increased by about 25% between 2006 and 2009. At some times of the day, the traffic had increased by up to 48%. This significant increase was presumably due to the construction of Sainsbury's store at the foot of Matlock Spa Road.

The large increase in traffic flow following the opening of Sainsbury's shows that Snitterton Road is an attractive through route for many vehicles, so it is to be expected that the residents and businesses in Halldale Quarry would frequently use the road. Also, as congestion increases on the A6 west of Matlock, more and more vehicles will use Snitterton Road as an alternative route.

Traffic entering and leaving the Halldale Quarry site would be considerably more than that passing on Snitterton Road. I suggest, therefore, that the developer be required to change the road priorities at the quarry entrance, so that Matlock Spa Road sweeps round into the quarry, with Snitterton Road (West) joining at a T-junction, as shown in Appendix 1. I believe that this T-junction should be designed so as to make turning movements between Snitterton Road and the quarry unattractive - or preferably banned.

Such a layout would, I believe, reduce the traffic to and from the quarry using Snitterton Road. It would, however, cause some inconvenience for local traffic on Snitterton Road wishing to enter the quarry. Nevertheless, this would be far preferable to the problems which the extra traffic flows would cause.

At the meeting of the Central and Northern Area Planning Committee on 29th June 2010, it was resolved that grant of planning permission for the then proposed development of Halldale Quarry (application 10/00039/OUT) should be dependent on, among other things, a Section 106 agreement requiring the developer to pay for mitigation measures on Snitterton Road to reduce traffic flows. These measures would be triggered if the Annual Average Daily Traffic flows increased by about 35% above the 2009 figures (1,015 vehicles). Possible mitigation could take the form of narrowing the straighter lengths of Snitterton Road to single track with a footway and with intervisible passing places.

Policy DS5 should be revised to include the following additional bullet points:

- Realignment of Matlock Spa Road and Snitterton Road at the site entrance to change priority such that Matlock Spa Road continues into the site with Snitterton Road joining at a T-junction, as agreed with the Highway Authority.
- Developer contributions towards the provision of traffic mitigation measures on Snitterton Road through Snitterton and Oker.

Issue 3: Cawdor Quarry

Issue 3.2 Mitigation of Highway Impacts

What measures, including new infrastructure, can be put in place to mitigate any adverse highway impacts?

I consider that Policy DS9 does not give sufficient consideration to the effects of the development on the traffic flows in Snitterton Road.

The comments above concerning traffic flows on Snitterton Road arising from the Halldale Quarry development and the need for mitigation measures apply equally to the Cawdor Quarry development.

In addition, the existing access road which formerly served the Permanite factory from the west must be closed to all vehicular traffic from the new development. This is vital in order to avoid wholly unsuitable traffic flows through Oker. Paragraph 8.38 of the Submitted Local Plan refers to such closure, but there is no mention in Policy DS9.

Policy DS9 should, therefore, be revised to include the following additional bullet points:

- Developer contributions towards the provision of traffic mitigation measures on Snitterton Road through Snitterton and Oker.
- Closure of the former access road west of the development site.

Issue 3.6 Size and Scope of the Allocation

Should the size and scope of the allocation be increased [to] ensure that the site comes forward?

The existing planning permission for Cawdor Quarry and the allocation of the former Permanite works (site HC2(w)) for housing will provide some 470 new properties on this brownfield site. However, since the Draft Local Plan was submitted, the landowner has applied for planning permission (application 16/00923/OUT) to build 586 dwellings: 381 in Cawdor Quarry, 87 at the former Permanite works and 118 on the adjacent greenfield site known as Snitterton Fields, which form site SHLAA 380 and part of SHLAA 381 (see CD26).

There are significant planning reasons against the development on Snitterton Fields and consequently over 200 objections have been lodged, both by individuals and by bodies such as the Peak District National Park (see Appendix 2) and Historic England. The objections are sufficient to be classed as “serious,” causing adverse impacts which would significantly and demonstrably outweigh the benefits. They include:

a) Landscape and Visual Impact

The western boundaries of Cawdor Quarry and the former Permanite works are well defined, due to the topography and the belt of trees along most of the length. However, Snitterton Fields are open to the west and clearly do not form part of the urban area. Development there would be an unjustified intrusion into an area of countryside of particular landscape and heritage value.

Development in these agricultural fields would cause unacceptable lasting damage to the local and wider landscape and be detrimental to the landscape setting of the National Park. In its objection, the Peak District National Park states that *“The development [of Snitterton Fields] would be highly prominent in views from the east looking back towards the National Park and also in views enjoyed from within the National Park, including from Snitterton Village and the higher land towards Oaker and Wensley. It is further considered that the harm to the landscape character of the National Park through the detrimental impact on its setting would also have a detrimental effect on the experience of the people within the National Park.”*

In assessing this site, the Council’s Landscape Officer concluded that *“there is no capacity for development which would likely result in significant adverse impact on landscape character, visual amenity and settlement pattern. There is potential for adverse impact on landscape character (Proximity to the National Park, intrusion of urban development into countryside where dispersed nucleated villages and scattered farmsteads within a countryside setting are characteristic). Potential for adverse impact on settlement pattern (risk of sprawl, distance from town centre). Potential for adverse impact on visual amenity (prominent site within its surroundings).”* (CD26, page 451).

Development of Snitterton Fields would be contrary to Policies S2, S5, and PD5 of the Submitted Local Plan.

c) Worst Site Assessed

The District Council’s assessment of potential sites (CD25 and 26) considered 135 sites in detail. Snitterton Fields received the worst assessment of all. It is therefore clear that Snitterton Fields should not be developed.

d) Impact on Historical Assets

Snitterton has a remarkable number of noted heritage assets in a small area. Most significant is the Grade 1 listed Snitterton Hall and its Grade 2 curtilage. There is also a Grade 2 Manor House and an adjacent moated site and fishponds which are a Scheduled Ancient Monument. There are also other recorded features, including a shrunken mediaeval village, a bullring and several relics of the lead mining industry. The adjacent fields contain what are considered some of the finest open-field ridge and furrow and lynchets in North Derbyshire.

The proposed development would come within 200m of several of these assets and would seriously affect their settings. This would be contrary to Policy PD2 of the Submitted Local Plan.

In its response to the planning application, Historic England advises that *“Snitterton Hall and the associated moated site are designated heritage assets of the highest importance as reflected in their grade I listed and scheduled monument status, this further supported by the grade II listing of Manor Farmhouse and Hall Gardens. The proposed development will cause harm to the significance of these assets through the alteration of their rural historic landscape setting insofar as the development extends beyond the former Cawdor Quarry and Permanite works. If development were contained to the former works site and behind the tree belt screening the former quarry there would be little or no adverse impact.”*

Similarly, the Derby and Derbyshire Development Control Archaeologist recommends *“that the proposals in their current form should be refused consent because of harms to designated heritage assets which are not outweighed by public benefits (NPPF paras 132/134).”*

e) Merging Snitterton with Matlock

Development of Snitterton Fields would have the effect of destroying the separation between Matlock and Snitterton. It would bring the urban area of Matlock right up to the hamlet of Snitterton. This would have a very significant impact on Snitterton and Oker and would form an unpleasant urban sprawl.

f) Impact on the National Park

The road between Snitterton and Oker forms the boundary of the Peak District National Park; this passes within 150m of the affected fields.

As noted above, Snitterton Fields form the lower end of Wensley Dale and are prominent in views down this dale, which is popular with walkers. Development would, therefore, have an adverse impact on the National Park. It is difficult to see how this could be mitigated.

g) Viability

The owner of Cawdor Quarry and the surrounding land has implied that development of the quarry and Permanite works site would not be viable unless development of Snitterton Fields is permitted. However, this is highly questionable. He has not supplied viability information: there is nothing to show that the overall site preparation costs have been and will be any more than could reasonably have been forecast for a brownfield site of this size and nature.

Furthermore, the developer was granted planning permission (application 08/00705/FUL) in June 2010 for the construction of 432 dwellings in Cawdor Quarry. There was no suggestion at that time that the development was not viable, so it is difficult to see why a larger development of some 470 houses on a larger site, including the Permanite works, is not viable.

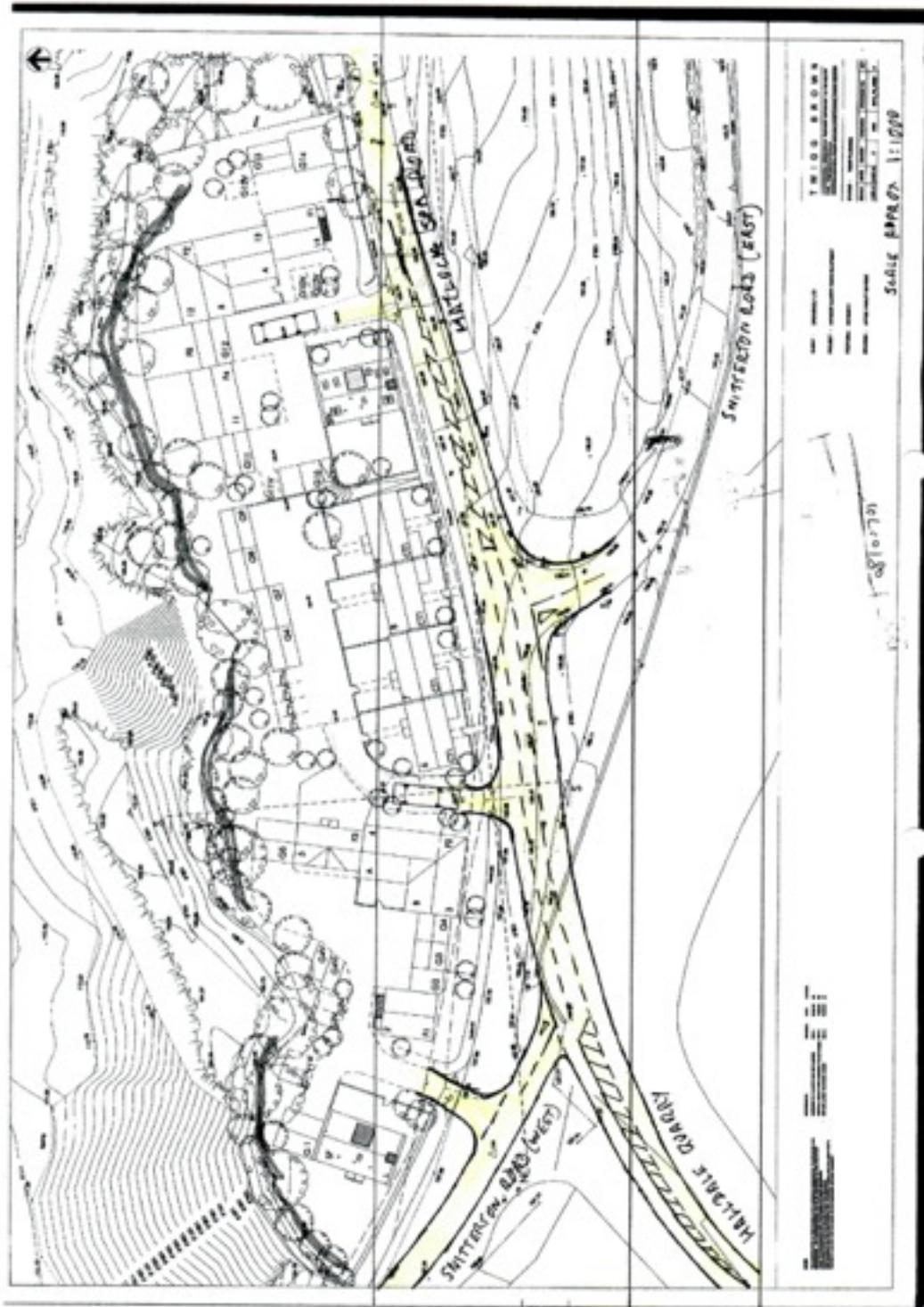
In the Planning Statement accompanying the application, the developer does not, in fact, say that development would not be viable without Snitterton Fields. Instead, he argues that *“there is a long term commitment to deliver a scheme that will not be a standard housing development of similar house types designed to achieve maximum density per acre. The price is that development of part of Snitterton Fields is necessary.”* He also asserts that the fields are needed simply in order to have a *“beautifully designed and distinctive”* development and states that *“If the proposed number of dwellings were compressed into the original quarry site then the ‘Matlock Spa’ concept would be compromised and diluted.”* In other words, Snitterton Fields are to be sacrificed not to ensure viability but to enable the developer to build more and larger houses.

h) Summary

The above objections relate to the current planning application for development on SHLAA 380. However, a representation was made to the Draft Local Plan by Williams Management Services (5034/541) for allocating site SHLAA 381, the remainder of Snitterton Fields, for housing (CR01). This would be a huge development on almost 15ha, bringing the urban area right up to the boundary of the National Park and right into the hamlet of Snitterton. The above objections therefore apply even more strongly to that proposal: there is no justification whatsoever for such a huge development, merging Matlock with the adjacent hamlets.

I therefore urge the Inspector to reject any proposal to increase the allocation beyond the confines of Cawdor Quarry and the Permanite site.

Appendix 1: Suggested Road Layout at Halldale Entrance



Appendix 2: Consultation Response from Peak District National Park

Peak District National Park Authority
Tel: 01629 816200
E-mail: customer.service@peakdistrict.gov.uk
Web: www.peakdistrict.gov.uk
Minicom: 01629 816319
Aldern House . Baslow Road . Bakewell . Derbyshire . DE45 1AE

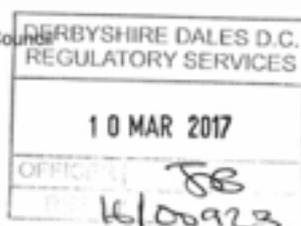


Jon Bradbury
Development Manager
Derbyshire Dales District Council
Town Hall
Matlock
DE4 3NN

Your ref: 16/00923/OUT

Our ref:

Date: 10 March 2017



Dear Jon

RE 16/00923/OUT DEVELOPMENT OF 586 DWELLINGS, 78 AFFORDABLE UNITS, 2800 M2 COMMERCIAL FLOORSPACE (CLASS B1), SHOP AND CAFÉ, WITH ASSOCIATED VEHICLE, CYCLE AND PEDESTRIAN INFRASTRUCTURE (OUTLINE) AT CAWDOR QUARRY, PERMANITE WORKS AND PART OF SNITTERTON FIELDS, MATLOCK SPA ROAD, MATLOCK DE4 2JH

Further to my previous letter of 27 February, please accept this letter as the formal consultation response from the Peak District National Park Authority.

The proposal was discussed at today's Planning Committee. Committee Members resolved:

1. That the Authority formally objects to the application.
2. That the Authority will support Derbyshire Dales District Council in the appeal process should the application be refused.

The reason for the objection is as follows:

Under the Environment Act 1995, the two main purposes of National Parks in England and Wales are:

1. To conserve and enhance the natural beauty, wildlife and cultural heritage
2. To promote opportunities for the understanding and enjoyment of the special qualities of National Parks by the public

When National Parks carry out these purposes, they also have a duty to seek to foster the economic and social well-being of local communities within the National Parks.

If these purposes or duty come into conflict, then the Sandford Principle dictates that the first purpose of conservation should take priority.

Member of National Parks UK

Holder of Council of Europe Diploma



Chief Executive: Sarah Fowler
Chair: Lesley Roberts Deputy Chair: David Chapman
Working together for the Peak District National Park:
• Where beauty, vitality and discovery meet at the heart of the nation •

Any information given to the Authority may be disclosed under the Freedom of Information Act 2000