THE GARDENS TRUST

[redacted]

Research - Conserve - Campaign

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Dear Mr Penford,

Ref : AVA/2022/0194 - Proposed dog day care centre including new buildings, solar panels and parking - this is a departure to the adopted local plan. Land Off Flagshaw Lane, Flagshaw Lane, Kirk Langley, Ashbourne, Derbyshire

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting a site listed by Historic England (HE) on their Register of Parks and Gardens as per the above application.

The application site lies within the designated setting of the Grade I registered park and garden (RPG) of Kedleston, as well as being on a greenfield site immediately adjacent to the western approach to Kedleston from Kirk Langley. The application documents do not contain a Heritage Impact Assessment which we would have expected in order to help us understand how the proposals affect the setting of the Grade I RPG.

Whilst the Design and Access Statement (D&A) stresses the wish to be '*sensitive to ecology*' (Para 3.6), sowing wildflower strips, putting up bird/bat boxes and planting new hedging, does not mitigate removing sections of mature hedgerow, erecting polytunnels, new buildings and considerable extra fencing within the setting of a Grade I designed landscape. There is also the impact of considerable extra traffic within a rural area with a poorly sited access onto a fast stretch of road. The D&A mentions briefly that the site lies within the setting of Kedleston, but thereafter the documentation makes no further mention as to what impact these alien structures and the associated dog care paraphernalia may have on a key approach to one of England's most important and significant historic designed landscapes.

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The GT objects to this application.

Yours sincerely,

Margie Hoffnung
Conservation Officer