Stevenson, Claire

From: clerk@quarndon-pc.gov.uk
Sent: 16 September 2026 18:12
To: Development
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There are amended plans for **AVA/2026/0451 - Land at Rear of 55 Church Road.**

The rearrangement of rooms on the first floor proposed by the amended plans to AVA/2026/0451 for a large new house to be built in a massive excavation in Green Belt and the Quarndon Conservation Area, does nothing to address the fundamental contraventions of Green Belt and Conservation Area planning policies that this proposal presents.

Specifically, the proposal continues to contravene:

· **NPPF Policy GB6** – since the proposal is not in any of the categories of development permitted in Green Belt. The proposal is not 'limited infill', which might be allowed by**NPPF Policy GB7.**

· **AVBC Local Plan Policy SS2** – which makes provision for the forecast housing growth in Amber Valley, whilst protecting Green Belt.

· **AVBC Local Plan Policy SS8** – which seeks to protect the Green Belt.

· **AVBC Local Plan Policy EN4(c)** – which seeks to retain features such as walls, hedgerows, trees and important open spaces that make a positive contribution to the character and appearance of Conservation Areas and to the setting of heritage assets. The proposed extensive excavation on the west of Church Road, in which it is proposed to build this house, would be fundamentally unsustainable development, harming the Conservation Area and setting of key heritage assets within it.

· **Quarndon Neighbourhood Plan Policy QH1 clauses (e), (f), (g) and (h)** - which provide local detail for proposed development in the areas of Quarndon in Green Belt.

· **Quarndon Neighbourhood Plan Policy QH3,** which requires new homes to be of no more than 3 bedrooms.

The QPC would like to make it completely clear that the subject site has no 'historical access' to Church Road; that claimed to be shown on the 1901 map included in the application's 'Supporting Document' is nowhere near the subject site. The track onto the subject site, and also that onto the land immediately to the north, have been unlawfully created since 2022 and are subject to an, as yet unanswered, planning enforcement enquiry from QuarndonParish Council to AVBC.

The QPC recommends that AVBC should refuse this amended application and require the land's owners to make good the damage to the bank and roadside wall that has already occurred in the Conservation Area.

The Quarndon Neighbourhood Plan together with the adopted AVBC Local Plan forms the statutory Development Plan for Quarndon. Section 38 of the Planning and Compulsory Purchase Act requires determination of planning applications to be made in accordance with the Development Plan unless material considerations indicate otherwise.

Kindest Regards
Sarah Strachan
Parish clerk