
From: richardhigh
Sent: 01 January 2018 18:27
To: Coates, Rachael <Rachael.Coates@ambervalley.gov.uk>
Cc: Crich Parish Clerk <crichparishcouncil@btconnect.com>;
Subject: Crich - further queries

Dear Rachael

I have the following further queries.

1. The paragraphs preceding Policy H1 in the adopted Amber Valley Local Plan, refer to four sub areas but I have not been able to find how these are defined, and, in particular in which sub area Crich falls.
2. Derbyshire County Council has questioned whether the settlement Boundary for Crich includes the recent permissions at Roes Lane as “the redline boundary has not been drawn around these sites.” A comparison between Map 7 and Map 6 suggests that the southern part of the area where development has been permitted has been excluded. This area is enclosed by a dotted line on the maps on pages 40 and 42 of Settlements in the Landscape. If this area is part of the area where development has been permitted, why is it excluded? There also seems to be an error as there is a red line running along the south side of Roes Lane and to the east of the northernmost dwellings on Hill Crest which separates the Roes Lane from the rest of the area within the settlement boundary. It would be helpful if I could have the application reference numbers for these applications.
3. There appears to be some ambiguity between paragraph 88 and Table 7 regarding the number of houses. Paragraph 88 refers to “three permissions ...to build 181 homes on land off Roes Lane. Table 7 includes the figure of 181 apparently in relation to the Parish as a whole. If this is the case does the figure 181 include the “16 new homes on land off The Common in Fritchley” and where is the development permitted in the area to the south of Stones Lane, coloured light blue on Map 6 taken into account? Is this the 18 dwellings at Coast Hill referred to in paragraph 15 of the CPC response to The comments of AVBC in is Regulation 16 representation? A table showing all the permitted locations for development and the proposed strategic allocation, together with the number of dwellings permitted or envisage in each location would be very helpful as this information appears in various places in the documentation but is not drawn together anywhere.
4. Representations by AVBC and P& DG on Behalf of Wheeldon Brothers Limited refer to a disparity between the proposed settlement development boundary for Crich and the area of the strategic allocation proposed in the Pre-Submission Draft of the Amber Valley Local Plan. I should be grateful if I could be provided with a map showing this area as I could not locate it on the AVBC website. Appendix 3 is headed Proposals Map but as far as I could see the map is not available. It would also be helpful to see the extent of the Special Landscape Area in the emerging plan.
5. Policy NP 3 3. Relates to the gap between Crich and Fritchley but the third sentence refers to the gap between Fritchley and Bullbridge which is the subject of NP 3 4. Is this an error?
6. Paragraph 153 refers to the “Addendum SHMA 2017”. I have looked for this on the AVBC website in the Local Plan section under “useful documents” but failed to locate it.

I may well have further queries as I proceed.

Kind Regards

Richard High