

Idridgehay & Alton and Ashleyhay Neighbourhood Development Plan *Referendum 2015*

Summary of Representations

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Amber Valley Borough Council

- **Policy L1**

Support the protection of the Special Landscape Area however criterion a) 'be located within or adjacent to the enclosed areas immediately surrounding traditional farmsteads and house sites' would restrict otherwise sustainable development. It is not clear what would be required to ensure a proposal would comply with criterion f) 'sit well in the landscape' and therefore it is considered that it will be difficult to assess proposals against this criterion.

- **Policy H1**

It would be helpful if the requirement in criterion d) to 'retain and enhance green space as part of the development' was clarified as it is not clear what is required.

- **Policy H2**

Concerned that requiring the retention of 'the open nature of the farmyard' required in criterion c) could result in domestic curtilages being sited in more visually prominent areas.

It is not clear what is meant by 'rural style gateways' referred to in criterion d) and it would therefore benefit from further clarification to assist the Borough Council when assessing an application against this policy.

- **Policy H3**

Criterion d) refers to 'no adverse impact on the context or amenities of occupiers of neighbouring properties'. The Borough Council is unclear what is meant by 'the context of the occupiers of neighbouring properties' and would require further clarification in order for the Borough Council to assess an application against this criterion.

- **Policy B1**

The Borough Council considers that criterion b) could unduly restrict otherwise sustainable businesses.

English Heritage

The two settlements contain a number of listed buildings including the grade II* listed South Sitch, and also has a designated conservation area. Note that within the plan that there is strong emphasis on preserving the setting of the conservation area, something endorsed as broadly consistent with national planning policy set out in the NPPF. It may however be strengthened (and extended) if it was allied to a similar policy for listed buildings, as these have an equally strong protection in law, their preservation being accorded special regard in the Planning (Listed Buildings and Conservation Areas) Act 1990.

Highways Agency

No part of the Strategic Road Network passes directly through the Neighborhood Plan area and the nearest section of SRN (the A38) is more than 5 miles away to the

east. In addition, the Agency notes that the overarching vision for the area is for its distinctive rural character to be retained, with only small developments taking place within settlements or alongside existing buildings. In view of this the Agency does not expect the SRN to be impacted by the limited development proposed and therefore has no comments on the plan.

Wirksworth Town Council

Have no adverse comments on the objectives and policies of the plan, and welcome a number of specific points.

Wirksworth sets high value on the surrounding countryside and in particular the Ecclesbourne Valley. The continued protection of its landscape and biodiversity is essential. Alongside this is the continuing need to maintain the quality of the River Ecclesbourne.

Note the intention to control development of large scale businesses that may have a high environmental impact on the locality and landscape and value emphasis being placed on increasing the provision of public transport to allow young people to access and make greater use of facilities in the surrounding towns.