

# Proposed Housing Development for Brailsford

At the Public Meeting held to discuss the Derbyshire Dales District Council proposals for a Local Plan and the potential level of development planned for Brailsford, residents proposed to raise their concerns and queries to the Council ahead of the formal application process.

This would be done by individual correspondence and could take the following form:

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## **Draft Local Plan – Proposals for Housing Development**

*As a resident of the village of Brailsford I am writing to express my concern about the proposals relating to Brailsford. which have been published to date.*

*In addition to the 50 homes approved for Miller Housing, over the last year some additional 25 homes have been approved within the village with a further 20 in the pipeline, including an application by Miller Homes for a further 20 houses on the Old Cheese Factory site adjacent to Luke Lane. This land has previously been designated as Employment Land: new local jobs are needed in the village. These approvals already represent a c50% growth in the size of our village.*

*Published documents suggest that the Council is proposing an allocation of c100 more homes, and from approaches made by developers this could rise to around 200 plus – more than doubling the size of the village in a very short space of time. Also of concern is that the proposed developments are for large standard estates more suited to an urban environment, and despite reservations raised to the Council by landscape experts, appear to take no account of the preservation of the local environment or landscape character. Neither do they recognise the traffic implications – volumes and related road safety issues. This is a major concern for residents.*

*While I/We accept that some further development may be necessary in the village as the Council plans to meet its housing allocation targets, this should be at a much smaller scale and consistent with maintaining the integrity of the village environment. Ahead of the formal consultation on the Council's proposals, I/We would like to understand the rationale for the Authority's current decisions and to make sure that your Local Plan Advisory Committee has taken full account of the expectations of residents which are currently being formulated in our Neighbourhood Plan. I/We should therefore like answers to the following:*

*(Insert queries – see list below)*

Please acknowledge receipt of this correspondence and confirmation that it will be brought to the attention of the Local Plan Advisory Group.

I/We should also like you to register that I/We wish to be considered as a formal respondent to any future consultation and that we are notified when the consultation is underway.

**The following are all issues raised by the Parish Council, please use any or all of the points in your correspondence. You may wish to add others, if so please add them to this document on the website so that others can consider them**

1. The logic of the settlement hierarchy as set out in the DDDC core strategy which risks placing major developments in Brailsford, Doveridge and Hulland Ward, and the decision taken that

there would be no new development in the smaller villages such as Wyaston, Shirley and Longford although a meeting held in Hulland Ward in the Autumn suggested that representatives of the smaller villages are seeking small scale development to keep their villages vibrant. An application for a small development in Clifton was recently refused.

2. The rationale for the density of allocation to Brailsford when c50 new homes only were proposed under the previous Local Plan - an additional 2000 to be found would therefore suggest an allocation of c30 only was needed.
3. In relation to 2 above, what account has been taken of new approvals since the last draft Local Plan, e.g. Cheese Factory, Main Road, equating to around an additional 50 with all infills the cheese factory - 20 homes and land at main Road - 15 homes, plus around 10 infills and 10 proposed retirement bungalows on The Green; thus double the expected requirement and equating to a 50% increase in the size of the village.
4. The village integrity and structure should be maintained. The landscape does not lend itself to further major urban (estate development). What constitutes a 'tipping' point for the larger villages, i.e. the effective balance of new estate development (suitable for a town) and economic, social and environmental (sustainable development) which maintains the nature of a village.
5. How have the findings of the Landscape Sensitivity report 2015 by Wardell Armstrong been accommodated in relation to the expansion of the village and particularly the site to the East of Throstlenest Way (SHLAA 236). The landscape assessment shows Amber for the Council's preferred sites.
6. Why does SHLAA 236 (land to East of Throstlenest Way) remain an Option when it was ruled out as unsuitable by the Council (including a clear statement by the Council Leader in the last consultation?
7. How is Brailsford thought to have sufficient amenity for an additional 200 homes. Who has decided this and what are the criteria for the decision?
8. Which statutory bodies will be consulted about the DDDC proposal and what weighting is given to their input?
9. What criteria have been used to determine that there are no traffic and road safety implications resulting from the proposed new developments, especially the Luke Lane junction and the Main Road access adjacent to the pedestrian crossing.
10. What are the expectations for education. The new Brailsford School built for 120 was apparently based on 50 additional homes. Where will secondary education be provided? .
12. Planning law suggests that all development should be sustainable. How will jobs be provided in Brailsford as the employment land allocation is likely to be removed.
13. What consideration is being given to additional demand for utilities including sewage treatment and the management of flood risk?
14. A survey undertaken by the Parish Council as part of the development of the Neighbourhood Plan indicated that there was a demand for specialist accommodation for older residents (allowing them to downsize while staying within the village). What account has been taken of this requirement as current approved applications are for standard market housing?.