

Dethick Lea and Holloway: Development Proposals - current situation

Many residents will now know of the two proposals from the same applicant at Lea Hurst. These threaten to radically alter our community. This note brings you up-to-date.

1: Proposed 'Glamping' Site at Lea Hurst

Many thanks to everyone in the DLH community who contacted Amber Valley District Council prior to the deadline for Comments which was August 19th.

Our detailed Group Objection Comment can now be viewed at <https://info.ambervalley.gov.uk/WebServices/AVBCFeeds/IdoxEDMJSON.aspx/StreamIdoxEDMDoc?docId=1046282&docApplication=planning> . It attracted **93** signatories. It is document number 1046282. Overall there have been **114** signatories to detailed Objection Letters and, to the best of our knowledge, an additional and *separate* **98** individual Objection Comments submitted on-line. There are thus over **200** confirmed signatories to Objections. This number represents a large and very concerned public response.

It is still possible to lodge Comments beyond the official closure date. Go to <https://www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/> and type in AVA/2020/0615 under 'Ref No' and under 'Documents' you will see the proposal, all those objections already lodged, and the 'Comment' button under which you can make your own objection. The text boxes where you make your comment look small but take as much text as you wish.

We now await the AVBC response to the proposal. Councillor David Taylor is supporting the Parish Council's opposition to the proposal and will be seeking referral to the AVBC Planning Board. This will take place at some point in the autumn.

2: Proposal for up to 188 new houses on Lea Hurst Parkland.

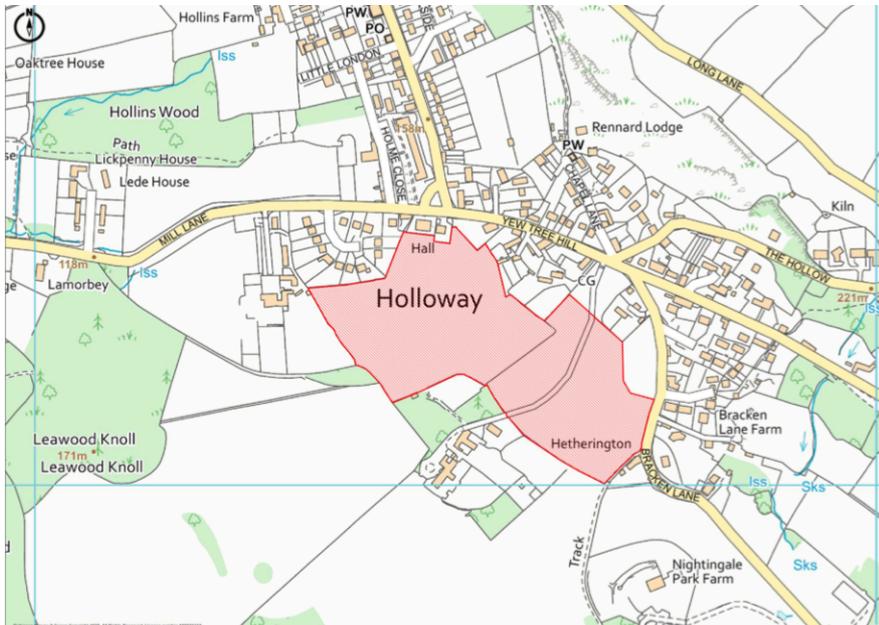
There has been no further movement on this issue since the first Newsletter which was circulated in mid August. The proposal that has been submitted to AVBC was in three parts and can be viewed at <https://www.ambervalley.gov.uk/planning/planning-policy/call-for-sites/> . Both of the fields which form the parkland of Lea Hurst are included in their entirety and broken into three lots: two peripheral schemes and one for the whole.

The 'Call for Sites' has arisen because Amber Valley wished to re-build its Local Plan, the ten to fifteen year view of where and what housing development will be allowed in the Borough. Because land is offered for potential housing, it does not mean that the Borough will automatically accept it, only that it might. AVBC will take preliminary decisions on what offered land to include and exclude from consideration during the autumn.

As reported in our last newsletter, your Parish Councillors and your District and County Councillor, profoundly opposed the proposal which completely negates the Neighbourhood Plan which designated both fields as 'Green Spaces', a designation which is intended to offer some protection against development. As we have set out in our Group Objection to the 'glamping' proposal, this highly sensitive area is also layered with other statutory protections: it lies within the DLH Conservation Area, its eastern slopes are designated in the Amber Valley Local Plan as an Area of Special Landscape Interest and the whole is included in the Derwent Valley Mills World Heritage Site Buffer Zone.

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Powerful though these legal protections are, they do not absolutely rule out the possibility of development. As the applicant makes clear in his proposal in Section 8: *"There is one main constraint - the site's location in the World Heritage Site Buffer Zone. This in itself does not preclude development. The eastern part of the site is also described as "Special Landscape Area", which again does not preclude development in principle."*



The map shown here sets out one of the applicant's three proposals: there are two smaller and separate proposals dealing with the Yew Tree Hill upper site area where the road enters the park opposite the Hollow, and a strip fronting Bracken Lane. Together they include the entire area of both fields.

The proposal for 188 houses at the higher density of 40 houses per hectare (2.5 acres) will, as the map shows, hugely dominate and transform the built environment of Hollaway which has developed

piecemeal over 400 years growing in size at a very slow rate along the original ridge tracks, packhorse routes, farm lanes and turnpikes. 40 houses per hectare is at the upper limit of housing density before it is necessary to build low-rise apartment blocks to increase density still further. The imposition of such a large number of houses all of the same date and vernacular style would sweep away not only irreplaceable and ancient farmland, but the attractive variety of building types, materials and styles that has slowly grown up over that period. It would, overwhelmingly, be a desecration of an ancient village environment.

The opposition to this proposal will be both highly professional and absolute.

3: The Heritage and Conservation Action Group.

The task is urgent. A local Action Group has been established to be known as the 'DLH Heritage and Conservation Action Group'. Although in its infancy, the group has been working to gather strength of support against both of the planning applications discussed above.

It produced the Group Objection which so many villagers supported and will continue to produce these newsletters. It works very closely with the Parish Council and will continue to do so on any forthcoming consultation on the 'Call for Sites' and the new 'Strategic Housing and Economic Land Availability Assessment (or SHELAA)'. We also propose to track the new Government White Paper, 'Planning for the Future', which will generate much debate in Parliament and elsewhere in coming months.

You can follow these developments here on the DLH website: <https://dlhvillage.org.uk/np/shelaa/> or here on the Parish Council website: <https://dethickleandholloway.org.uk> . If you wish to contact the Action Group to offer support or time or skills, then do please make contact by emailing friendsofdlh@gmail.com

Thank you to all those in the villages who have lent their support so far. **We are conscious that we are only at the beginning of this task and that perpetual vigilance will need to be applied to fully protect the environment so many of us cherish.**

August 26th 2020