

E.V.A.D.E.

Ecclesbourne Valley Against Development Excesses

NEWS LETTER NO 5

29th April 2021

Local Developments Up-date.

Our objective is to keep an eye on, and some control over, "excessive" developments in the Ecclesbourne Valley. However there is an on-going series of applications for infill properties, minor works, extensions, changes of use, etc. which are not of concern to us as E.V.A.D.E. Anyone wishing to keep an eye on such matters can easily do so via the Amber Valley Borough Council web site at:

<https://www.ambervalley.gov.uk/environment-and-planning/planning/development-management/planning-applications/view-a-planning-application.aspx>.

Some of these developments are noted below:

In Cowers Lane work has recommenced on the development of the seven (yes, seven) houses on Ashbourne Road just East of the crossroads. It will be good to see the work completed and the site tidied up. At least if we have to have new houses let them be completed and incorporated into the village rather than having a messy building site.

Work at the new house adjacent to Frankerbrook Farm House is making good progress as are the developments on the South side of the road in Turnditch. All of the above are "infill" or redevelopment projects and all comply with the historic pattern of linear developments along the main thoroughfares.

Questions have been asked about the (sometimes noisy) work at Peak Oil on the Shottle Station site. Research and enquiry shows that this is work approved in 2019 to replace old and decrepit oil tanks and also an old industrial building. Some untidy scrubland is also getting attention. There is no indication at present of anything further being planned but we will continue to monitor new planning applications on the AVBC website.

Concern has been expressed about developments on Hillcliff Lane, Turnditch including conversion of agricultural building into residential properties. Again we must accept that these are not major developments on which E.V.A.D.E. can take a stand, but of course individuals can always make their feelings known via the AVBC website (as above).

Work is now underway at the Cross Keys Inn site, starting with the planned flats at the rear. Details of what is being built are available on the AVBC site under planning. The number is AVA/2019/0855. As you probably know this development was opposed by pretty much everyone in the area but none the less approved by AVBC!

Please contact us if you have information or concerns about EXCESSIVE developments in our valley.

Local Elections.

E.V.A.D.E. is NOT a political organisation! However we would remind you that local elections are due to be held on the 6th May and suggest that when deciding where to place your cross you might consider the candidates' credentials in terms of development planning, environmental matters and preservation of our local way of life.

Strategic Flood Risk Assessment (SFRA).

The long awaited SFRA commissioned by AVBC has at last been published and is available via the link:

<https://www.ambervalley.gov.uk/planning/planning-policy/local-plan/strategic-flood-risk-assessment/>

Be warned - it is 125 pages long plus appendices, but there is useful content there. In particular there are numerous references to the hazards and consequences of developments on flood plains and details of the procedures and tests that must be undertaken before such developments can be approved.

Links from the report to Environment Agency maps show the extents of the areas which are designated as Zone 2 and Zone 3 flood risk areas. There is also a section which details the flood risks associated with all the sites submitted in the "Call for Sites" - which was the starting point for E.V.A.D.E..

The E.V.A.D.E. committee has studied the SFRA report and responded to AVBC making it clear that we are aware of the dangers associated with developments on flood plains and that we are watching for what might or might not be included in the promised Local Plan. We believe that the draft plan is due to be issued for consultation in June.



April may have been exceptionally dry - but don't forget how much rain we had earlier in the year and how fields became ponds and streams became rivers.

Contact E.V.A.D.E. via 2020evade@gmail.com
Check Our Website www.ecclesbournevalley.co.uk
Tell your friends.