

## Introduction

Gladman Developments Ltd has successfully invested in communities throughout the UK for over 20 years, developing high quality and sustainable residential, commercial and industrial schemes. A process of public consultation is being undertaken by Gladman Developments Ltd in order to present the emerging development proposal for the Land off Roes Lane, Crich to the local community. We are proposing a new residential development of up to 60 homes, together with new green infrastructure. The purpose of this consultation process is to outline the details of the draft scheme and seek comments from the local community which will be considered before the outline planning application is lodged with Amber Valley Borough Council.

## Site Description

The site comprises 2.68ha of pastoral land and is located to the east of Hilt's Quarry. Access is proposed off Roe's Lane through the consented application (AVA/2015/0426) for up to 113 dwellings located to the north of the site.

## Housing Need

Every Council is required by the Government to boost significantly the supply of housing and to make planning decisions in the light of a presumption in favour of sustainable development. Amber Valley Borough Council is required to provide enough housing land to meet its full future housing needs. Approval of this development will help towards meeting the housing need within the local authority area.

## Why is the site suitable for development?

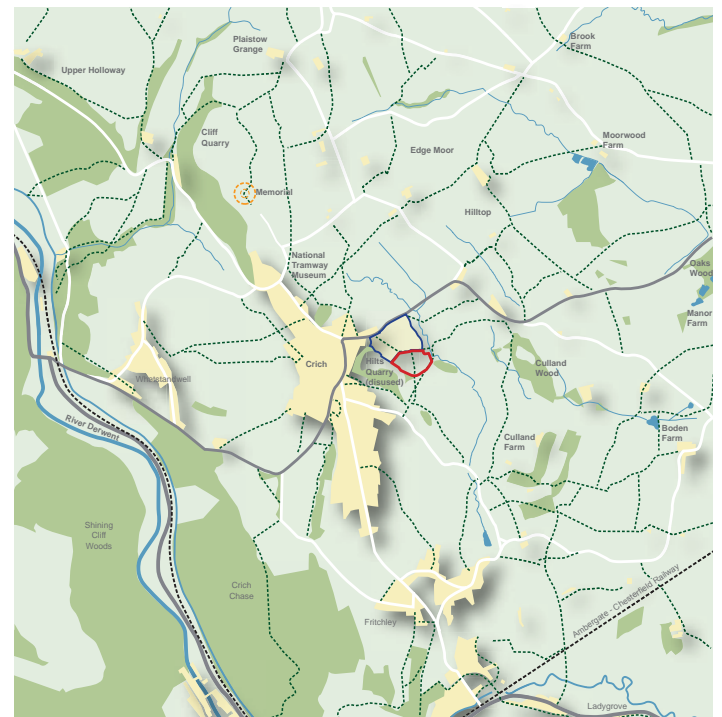
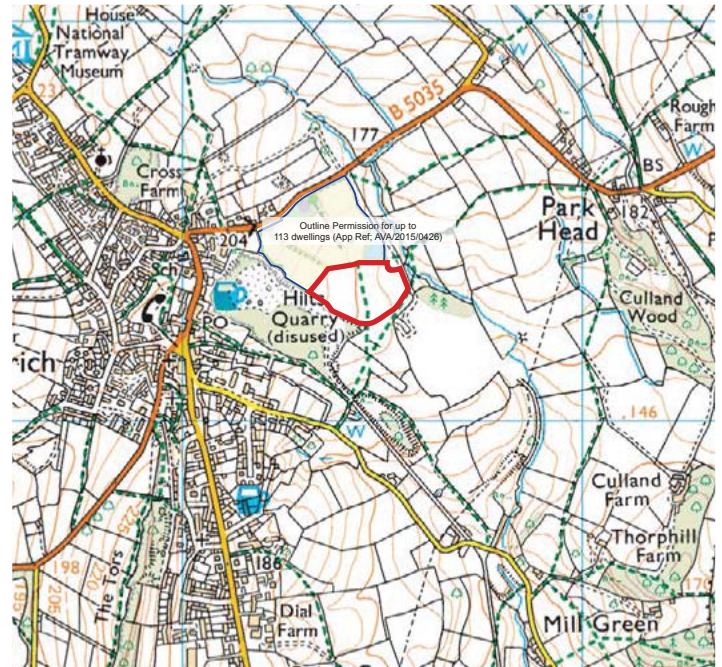
The site is sustainably located with easy access to a wide range of existing community amenities and the local public transport network. It is a logical housing site with a consented development adjacent to the north. The site can be safely accessed via Roes Lane and already enjoys pedestrian links to the surrounding area.

## The Application

Gladman Developments Ltd intends to submit an outline planning application to Amber Valley Borough Council in Spring 2016. This would establish the principles of development.

## Development Proposals

- A residential development to include up to 60 new homes of varying sizes, types and tenures;
- Green Infrastructure, comprising: new publicly accessible greenspace, recreational paths and tree and shrub planting.



Site Boundary	Other Roads	Public Footpaths/ Bridleways	Memorial
Outline Permission for 113 dwellings	Woodland	Water Course	
Primary Roads	Developed Land	Railway Line	



### Historic Maps

The historic maps below indicate the proposed development site in the context of the growth of Crich over the past 132 years. Cromford Road, Bowns Hill and The Common form the central route through the centre of Crich, while Hilts Quarry and Old Quarry are also clearly depicted on the 1884 map. Hilts Quarry and Old Quarry had expanded in size by 1921, whilst from the mid-20th century onwards the pace of development within Crich advanced, with residential development located off The Common and Sandy Lane. By the latter half of the 20th century residential development has increased significantly with further residential development located to the east and west of Crich. The landscape immediately surrounding the site has undergone significant man made alterations with the expansion of Hilts Quarry, until the mid 20th century, which defines the local landscape character.





### Landscape Character

The site lies within the National Character Area (NCA) 50 'Derbyshire Peak Fringe & Lower Derwent', published by Natural England. This NCA extends to Holmsfield, Chesterfield, Derby, Ashbourne and Matlock therefore covering a very extensive landscape tract.

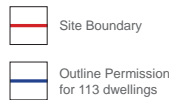
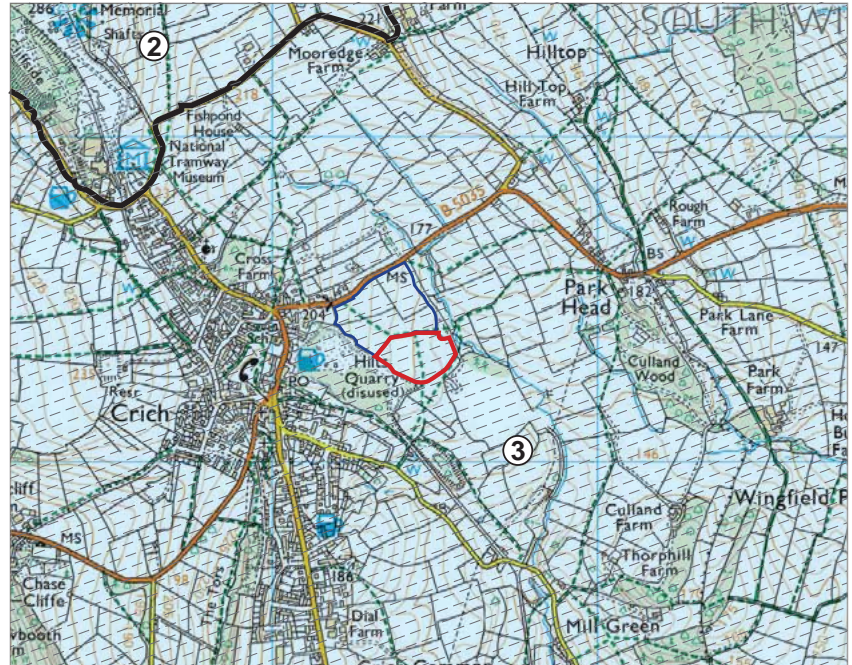
The East Midlands Regional Landscape Character Assessment (2010) locates the site within the Landscape Character Type, (10C) Wooded Slopes and Valleys.

The Landscape Character of Derbyshire Assessment (2003) locates the site solely within landscape character area 'Wooded Slopes and Valleys'. The key characteristics of this landscape at a local level include:

- Upland, undulating ground rising up to moorland;
- Slopes are moderate to steep, and steepen along stream valleys;
- Poorly draining soils over bands of mudstone and harder sandstone;
- Permanent pasture for sheep and dairy cattle;
- Widespread bracken and localised gorse on the thinner soils of steeper slopes;
- Densely scattered small to medium ancient woodlands and secondary woodland on steeper slopes and along streams;
- Densely scattered hedgerow trees;
- Irregular field pattern bounded by mixed species hedgerows;
- Dry-stone walls are widespread, defining a more regular field pattern;
- Network of winding lanes, sunken on steeper slopes, with rocky banks;
- Dispersed sandstone farmsteads with stone slate roofs.

### Settlement Character

There are no Listed Buildings located within the immediate site. The nearest listed buildings are Grade II Listed Buildings located along Bowns Hill located approximately 0.3km to the west of the site. Common vernacular features within Crich include the use of red brick, Render, Ashlar and Coursed Gritstone. Boundaries between public and private spaces is typically well defined by low perimeter railings, low gritstone walls, hedges and garden shrub planting.



Site lies within National Character Area (NCA) 50: Derbyshire Peak Fringe & Lower Derwent

East Midlands Regional Landscape Character Assessment (EMRLCA, 2010)

Wooded Slopes and Valleys 10C

The Landscape Character of Derbyshire (2003)

Landscape Character Area: Derbyshire Peak Fringe & Lower Derwent

Landscape Character Type: Enclosed Moorland and Heaths

Wooded Slopes and Valleys



Above: Examples of built form and materials used within the surrounding area. The proposals will seek to reflect the existing built character so as to create an appropriate and sympathetic development in keeping with the character of the site and its context.



### Site and Setting

The site and its immediate context is not covered by designations such as a National Park or Area of Outstanding Natural Beauty (AONB). The adjacent land to the north of the Site has outline consent for the development of up to 113 dwellings with access gained off Roe's Lane. The proposed Site is a single pastoral field bordered by a mix of hedgerows, remnant dry stone walling and post and wire fencing surrounding the site. A number of individual trees are located within the Site boundaries, while a single Oak tree is located solely within the centre of the Site. The western boundary of the site is bordered by the disused Hilts Quarry and its associated heavily wooded boundary. Species are predominantly a mix of Ash, Oak, Hawthorn, Sycamore and Hazel. A single Public Right of Way (PRoW) AV5/4/1 runs through the centre of the site north to south and out in to the wider landscape.



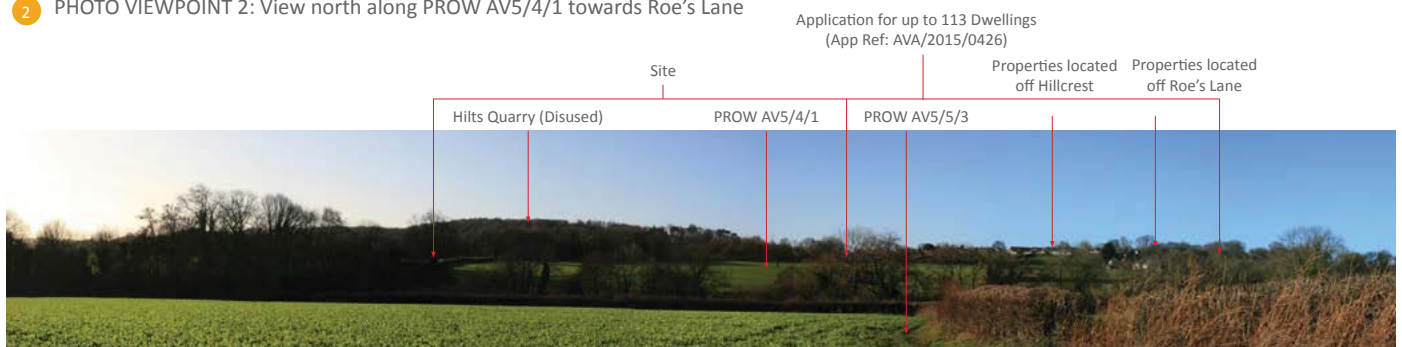
Aerial photograph with site boundary and viewpoint locations



1 PHOTO VIEWPOINT 1: View south along PROW AV5/5/2 Adjacent Roe's Lane



2 PHOTO VIEWPOINT 2: View north along PROW AV5/4/1 towards Roe's Lane

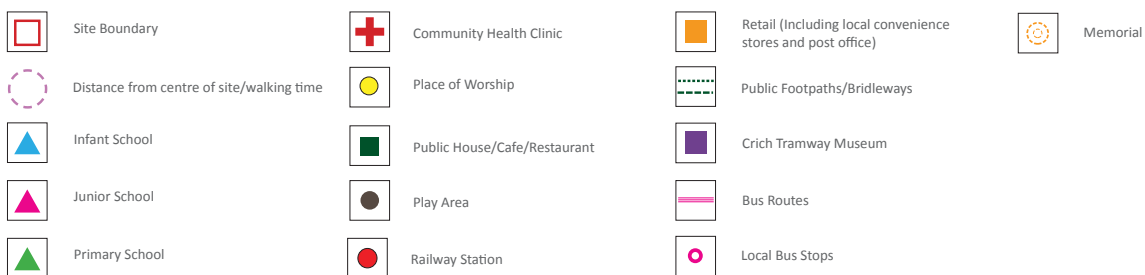
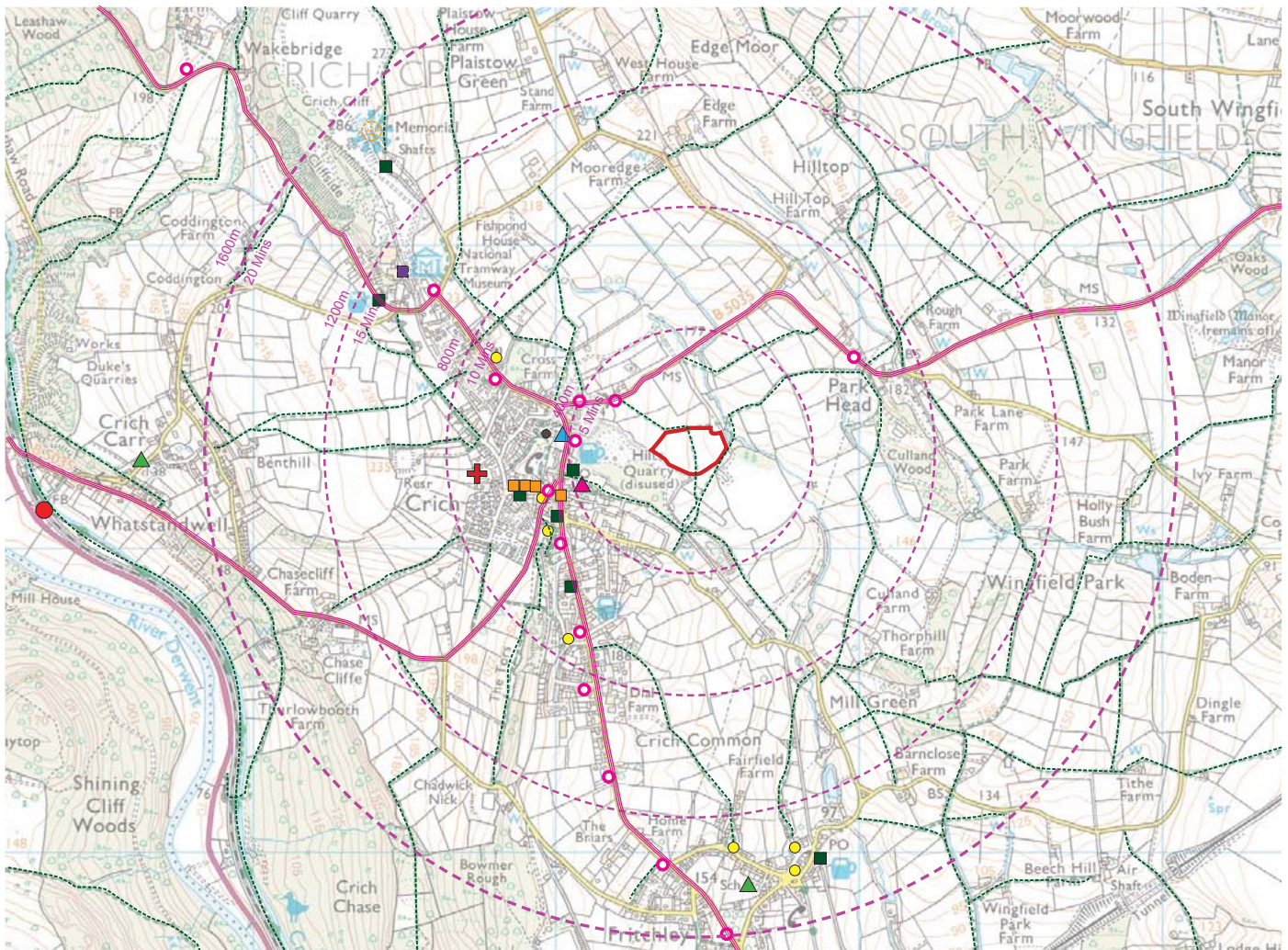


3 PHOTO VIEWPOINT 3: View west towards Hilts Quarry along PROW AV5/5/3



**What are the local facilities?**

The site is sustainably located with easy access to local facilities, public transport links and the local footpath network. The proposed residential development would be ideally located for access to nearby open space recreation areas, including Public Open Space to the north. The local bus routes would provide access to Alfreton, Matlock, Ripley, Ambergate, Nether Heage, Bonsall, Cromford and Derby via a number of regular services.





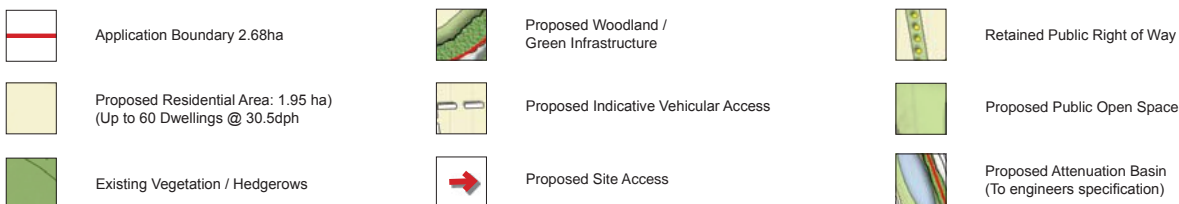
The assessment of the site and its surroundings has identified a number of features which should be protected, retained and enhanced wherever possible as part of the development proposals for the site. These considerations provide the opportunities and constraints for development and have been used to inform the preparation of the Framework Plan.



- |                                    |                                   |  |                                       |
|------------------------------------|-----------------------------------|--|---------------------------------------|
| <b>1</b> Adjacent Application Site | <b>5</b> Existing Hedgerows       | <b>8</b> Existing Public Rights of Way | <b>11</b> Existing Listed Buildings   |
| <b>2</b> Contours                  | <b>6</b> Existing Overhead Cables | <b>9</b> Existing Embankment           | <b>12</b> Potential Site Access       |
| <b>3</b> Potential Views           | <b>7</b> Existing Water Course    | <b>10</b> Conservation Area            | <b>12</b> Potential Attenuation Basin |
| <b>4</b> Existing Woodland         |                                   |  |                                       |



The Framework Plan addresses the identified constraints and opportunities. Areas of green infrastructure wrap around the proposed development area creating a landscape buffer that will both respect and reinforce existing trees and vegetation to provide a softer green edge to new built form. The green infrastructure will accommodate new tree and shrub planting, balancing ponds (SuDS) and traffic free pedestrian routes including retained Public Rights of Way through the site.



### Have Your Say

Thank you for taking the time to view this information. Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments and feedback will be provided to the Local Planning Authority as part of the planning application.

Comments can be sent via the website:

[www.your-views.co.uk/crich](http://www.your-views.co.uk/crich)

Or you can respond by email:

[comments@your-views.co.uk](mailto:comments@your-views.co.uk)

(using "Crich" as the subject line)

Or by post:

**Your Views Crich**

**Gladman Developments Ltd.**

**Gladman House**

**Alexandria Way**

**Congleton**

**CW12 1LB**

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI).

As part of the planning application, Gladman will submit a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them) to the Local Planning Authority. This ensures all your comments are available to the Council during their consideration of the application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies.



Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate.

If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.