

# CRICH PARISH COUNCIL

Glebe Field Centre  
Glebe Field Close  
Crich  
Derbyshire  
DE4 5EU

Tel: 01773 853928  
E-mail: clerk@crich-pc.gov.uk

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11<sup>th</sup> December 2018

Amber Valley Borough Council  
Town Hall  
Ripley  
Derbyshire  
DE5 3BT

For the attention of Mrs Sylvia Delahay - Executive Director (Resources)

Dear Mrs Delahay

**Planning Application reference AVA/2017/1363 land at Woodside Farm, The Common, Crich**

Mrs Delahay

Further to the letter of Crich Parish Council dated 6<sup>th</sup> November 2018 and the reply of Sylvia Delahay on 8<sup>th</sup> November 2018, I must advise you that the extended report to Planning Board regarding Planning Application AVA/2017/1363 relating to land at Woodside Farm, The Common, Crich, still includes important errors and omissions not least with respect to the Policies of the Crich Parish Neighbourhood Development Plan, and existing planning permissions. The report fails to meet the requirement of Section 156 of the Housing and Planning Act 2016 whereby any conflict with a Neighbourhood Plan must be set out. The report does not include consideration of important relevant aspects of the Neighbourhood Plan policies including the scale of development in Policy NP2, and important view corridors in Policy NP3. The report fails to recognise that valued landscapes are identified in the statutory Development Plan, which has been subject to extensive consultation and referendum, not least through the Green Gaps and important view corridors established in Neighbourhood Plan Policy NP3. No rational analysis could conclude the proposals to build 15 dwellings outside the Settlement Development Boundary (defined as countryside) is protecting the countryside for the sake of its intrinsic character and beauty as required by Policy NP2.

The report seriously understates the housing supply in Crich Parish.

This situation and the absence of proper reasoning in the report leaves any decision that the Borough Council is mindful to grant planning permission vulnerable to Judicial Review.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Carolyn Jennings', with a large, stylized initial 'C' and a long, sweeping flourish extending to the right.

Carolyn Jennings  
Parish Clerk