

APPENDICES

6

PLANNING COMMITTEE UPDATES

26/00350/FUL - To respond with ' After due consideration, no objection'	Planning	13.04.2026	17.04.2026	Mike	Complete
26/00360/FUL - Cllr's Best & Martin to visit the site and return with relevant comment prior to 20.04.2026 deadline	Planning	13.04.2026	15.04.2026	Cllr Best	Complete

26/00350/FUL – Planning permission granted with conditions

26/00360/FUL – Planning permission granted with conditions

7

DCCC LOCAL PLAN PRESENTATION

Cllr Hughes to give a presentation on the new local plan

8

24/00665/FUL

*Our original response***Proposed development by Forest Holidays on Farley Moor; Matlock Town Council Response**

The plans submitted by Forest Holidays involve the building of 75 cabins with hot tubs, a 249 space car park, a shop and cafe plus other associated buildings and structures. Although this area falls within the Darley Dale ward, it is enjoyed universally in its current state by residents of Matlock and other surrounding areas.

The proposed development by Forest Holidays would effectively - and paradoxically - involve the destruction of approximately one third of Farley Moor forest for the construction of what would effectively be a small village. There is clearly much local opposition to these plans, together with objections from CPRE, Derbyshire Wildlife Trust, the Clean Rivers Trust and other relevant organisations. Indeed, inspection of the associated documents on the DDDC planning website reveals not one independent submission in support of the scheme. It would also appear to run counter to several planning policies of DDDC.

Following extensive study of the details and implications of the proposed development, Matlock Town Council has become aware of numerous serious issues:

Drainage and flooding risk: Drainage tests at the proposed site were carried out during the summer – clearly not a representation of the conditions to be expected during the rest of the year.

The Flood Risk Assessment Report (FRA) only addresses on-site flooding. The report also appears to be simply a desk-based survey. There is no evidence that the assessors have visited the site, nor seen it in adverse weather conditions, relying instead on data 20 years old. Numerous photographs submitted in fact show extensive ground flooding on and near the site which remains for long periods of time.

The report has not apparently investigated the flood risks to any settlements below this site, which is on a hill (approx. 295meters above sea level). The woodland on Farley Moor restricts the flow of water from surrounding hills into the Derwent valley. If the proposed development were to take place, the storage capacity of the forest would be significantly reduced, increasing the flow of water into the valley.

In particular, Farley Moor acts as headwater to Bentley Brook. Therefore alterations to Farley Moor – notably the removal of 1300 trees, disturbance of peatland etc. - would significantly affect the volume and rate of water drainage entering Bentley Brook. Thus, the proposed development would greatly increase the risk of downstream flooding, potentially exceeding the capacity of the Knowleston Place Pumping Station. Matlock and Darley Dale are already at constant risk of major flooding. The proposed development would raise the threat of further, more dramatic flooding.

Sewage/foul water handling: It is stated that this would eventually be channelled (via an extensive pipeline) into an existing sewage pipe at Sandy Lane. Normal leakage from sewage pipes near the site would instantly render as unusable the water supply from wells and gathering ground to houses below the site. This would constitute an act against the historic rights of local citizens and an infringement of common law.

Estimates of 56850 L/day of foul water plus 69624 L/week hot tub effluent are quoted. Would these amounts not pose a danger of exceeding the capacity of the existing sewage system and downstream pumping station? It is stated that Severn Trent Water have suggested this to be unlikely, yet there are no STW reports to confirm this. The foul waste would be connected from Sandy Lane to an existing manhole (9201) and from there flow down Lumsdale Road. This system is already at maximum capacity such that, during times of heavy rainfall, surcharges have regularly occurred,

resulting in a stench of human waste in the roadway.

In the event that an on-site treatment system were adopted, what would be the chosen route for waste water disposal? Again, how can it be assured that no detriment will result to wells and ground water below the site?

Carbon dioxide release: The cutting down of over 1300 trees and associated destruction of peat deposits would represent a significant release of CO₂ and reduced capacity for carbon capture, in addition to compounding the risk of flooding. Incidentally, the suggestion of erecting cabins on peatland is itself flawed. Independent of CO₂ release and flood risk, peatland is completely unsuitable for this purpose due to lack of load bearing capacity. The construction of tracks and roads would also aggravate peatland hydrology.

There is also the question of FSC certification: whether the timber felled can be counted as sustainable under the guidelines of FSC when it cannot be replaced like for like and in the same way. If not, this would amount to deforestation.

Loss of biodiversity: The proposed development would result in the destruction of valuable habitats to rare species. Birds including the nightjar population (for which Farley Moor is a noted and important habitat) and red list breeding species such as woodcock, cuckoo, spotted flycatcher and tree pipit. In addition, the forest is resident to badgers, toad and newt populations and several species of wild orchid together with fungi, mosses and lichens. The proposed development would result in a major loss of wildlife already threatened by over-development in this area.

Loss of an important local amenity: Farley Moor is a relatively small area enjoyed by many locals and visitors to the area as a quiet, peaceful area for recreation; walking, running, cycling, horse riding, studying wildlife etc. The proposed development would destroy the peaceful atmosphere of this wild area of nature. Many would feel disinclined to walk in the woods if they are full of cabins with people staying in them. The development would produce increased air pollution together with noise and light pollution (the latter notwithstanding 'zero upward lighting' units).

This small woodland area is already of considerable benefit to the community as an unspoilt environment. That it is not 'heavily' used is part of the attraction. The scale of this development - 75 large cabins and many ancillary buildings, parking spaces and access roads - would completely overwhelm this small wood and destroy the very environment the developers claim to be offering the public.

Public Access: Farley Moor currently enjoys Open Access status. It is hard to see how this would not be compromised by such a development. The creation of 75 timber cabins along with multiple structures and ancillary roads, with constant traffic movement around the site, would considerably restrict and reduce the enjoyment of access land activities for the public. What guarantee exists that Open Access status would be maintained following development?

Transport: The proposed development would generate a considerable increase in motor traffic along local narrow country lanes, notably Farley Lane and Farley Hill. Although not mentioned in the application, this would invariably include large service vehicles needed for waste collection, food deliveries, maintenance, etc. It is absurd to suggest that Matlock town centre can be readily reached by walking or cycling. Although within a few miles, the proposed site is over 600ft higher than the town centre. Thus, trips to Matlock would almost invariably involve car use. The most direct route would be down the steep Farley Hill and onto Hurds Hollow or Smedley Street. These areas can become extremely congested at certain times (eg school drop-off and collection) and are frequently obstructed by parked cars.

Scale of the proposed development: The proposed development would occupy a large proportion of the forest (approximately 30%; considerably greater than in existing Forest Holidays developments (eg Delamere forest, Cheshire; the Forest of Dean). The plan submitted by the applicants also clearly attempts to minimise the apparent scale of the development. The cabins are shown on the plan to be a fraction of their actual size. Several of the cabins are shown to be two storey, increasing the overall sense of intrusion in the area.

Competition: The proposed development would be in direct competition with a similar existing, established and locally owned development at Darwin Forest. This offers a very similar holiday experience, luxury lodges in very close proximity to the proposed new development. The latter development would likely reduce numbers to this local business and potentially threaten its existence. Granting approval would therefore seem to favour a large remote company at the expense of a local established business.

Conclusion: In view of the above points, we believe that the proposed site on Farley Moor would be totally unsuitable for such a development. It would be detrimental to the local population and with no associated benefits. Matlock Town Council therefore recommends that the proposed plan is refused outright.

Cllr Steve Wain's response (inc response from Severn Trent)

From: Planning
To: Wain, Councillor Steve
Subject: RE: Objection to planning application 24/00665/FUL, Farley Lane, Matlock.

From: Wain, Councillor Steve <Steve.Wain@derbyshiredales.gov.uk>
Sent: 26 May 2026 06:28
To: Dinnen, Rosie <Rosie.Dinnen@derbyshiredales.gov.uk>; Dale, Chris <Chris.Dale@derbyshiredales.gov.uk>; Burton, Councillor David <David.Burton@derbyshiredales.gov.uk>; Planning <Planning@derbyshiredales.gov.uk>
Subject: Objection to planning application 24/00665/FUL, Farley Lane, Matlock.

Rosie, Planning.

Further to my previous correspondence regarding this application.

Please see below the unrestricted response received from Severn Trent Water (STW) following my Environmental Information Regulations (EIR) request.

This enquiry was submitted due to my concerns both as a local Ward Member and in my capacity as Matlock Flood Warden.

My principal concern relates to the impact that additional foul and surface water flows from the proposed development would have on the existing and already compromised STW sewer network. The proposed combined flow outfall at Sandy Lane ultimately drains through the Lumsdale Heritage Site and onward to Matlock Green.

As identified within the STW response, any additional flows arising from the proposed 75 log cabin development would pass through the Combined Sewer Overflow (CSO) at Alfreton Road (Websters Terrace), Matlock Green. This CSO has historically surcharged on numerous occasions, resulting in the discharge of untreated sewage into Bentley Brook, a tributary of the River Derwent, only a short distance downstream.

I would ask that careful consideration is given to the contents of the STW EIR response, particularly the confirmation that flows from the proposed Farley Lane lodges have not been assessed cumulatively alongside the additional 343 proposed dwellings across the wider Tansley and Matlock area.

In response to Question 5, STW states that the Farley Lane Lodge development has not been included within the current cumulative sewer capacity assessment, but that it will form part of the ongoing investigation into 16 CSOs within the Matlock catchment. **However, response to Question 3 clearly confirms that the Alfreton Road (Websters Terrace) CSO is not one of the 16 CSOs currently being assessed in the current cumulative model. It is therefore difficult to understand how the likely impacts upon this particular overflow can be accurately or effectively evaluated.**

Regarding Bromine, STW accept that in high concentration it can be hazardous, but when diluted for use such as in hot tubs it is less impactful and would only present a low risk.

However, should we knowingly be allowing such unnecessary discharge into our already stressed rivers?

I appreciate that this application has been subject to a lengthy process. However, I would respectfully ask that due regard is given to the apparent lack of substantive information provided by Severn Trent Water, despite repeated formal requests for a detailed response in relation to this application.

The Bentley Brook catchment is recognised as highly sensitive, and the historic Lumsdale Heritage Site remains an important environmental and community asset deserving of protection. Equally, residents living downstream of the Websters Terrace CSO must be safeguarded from any increased risk of sewer surcharge and pollution incidents should this application proceed.

Our rivers and tributaries are already under significant environmental pressure. It cannot be acceptable for additional development to contribute further untreated sewage discharges into these watercourses without a full and transparent assessment of the cumulative impacts on the existing sewer infrastructure.

Please upload this email to the portal.

Kind regards,
Steve.

Steve Wain.

District Councillor for Matlock West.

steve.wain@derbyshiredales.gov.uk

Town Hall | Matlock | Derbyshire, DE4 3NN.

Begin forwarded message:

From: CustomerEIR <CustomerEIR@severntrent.co.uk>
Date: 8 April 2026 at 18:00:42 BST
To: "Wain, Councillor Steve" <Steve.Wain@derbyshiredales.gov.uk>
Cc: CustomerEIR <CustomerEIR@severntrent.co.uk>
Subject: EIR1139 Environmental Information Response

Warning External.

ST Classification: UNMARKED

Dear Steve,

Thank you for your recent request for information, which we have answered in line with the Environmental Information Regulations 2004 ("Regulations"). We have outlined our response below, including your original questions for reference.

Apologies, I thought STW was a statutory consultee and that is why you were consulted by LPA's on new applications? I appreciate you as an organisation are constrained by questionable legislation, which enables unacceptable development in some locations. Can you please confirm what answer the following questions.

1. Does STW accept the 2024 surcharging figures for the Websters Terrace CSO are correct and can you please confirm what the discharge figures were for the Websters Terrace CSO for 2025?

Our storm overflow performance (EDM) data is available on our website from 2020 to 2025. Individual EDM Start/Stop data detailing the dates and times of spills is also available on our website from 2020 to 2025: [Event Duration Monitor Report 5 | Get River Positive | Severn Trent Water](#).

The performance for Alfreton Road (Websters Terrace) CSO for 2024 was reported to be 76 spills. In August 2024, improvements were made to physically raise the height of the weir to reduce spills to the environment by utilising more storage within the network. Following this change, the EDM performance data for this storm overflow for 2025 was reported to be 22 spills. We will continue to monitor the performance of this asset to determine if further improvement work is required in the future.

2. Does your recent cumulative sewer capacity assessment for Matlock and Tansley take account of the surcharging figures in 2024, or are those "written off" as acceptable due to occurring during significant rainfall events?
3. You state that no issues were flagged regarding the Websters Terrace CSO, but can you please confirm that you have fully assessed this, or is it one of the 16 CSO's where you are completing investigations?

The recent Sewer Capacity Assessment (SCA) was completed using a hydraulic model of the sewerage network. The SCA considered the cumulative impact from 343 dwellings across multiple sites within the Matlock/Tansley catchment. The SCA considered the impact on the CSO spill volume performance using hydraulic model assessments to perform analysis on pre-development and post-development scenarios. Based on this assessment, the model did not flag any issues regarding the CSO spill performance at Alfreton Road CSO (Websters Terrace; UID: 1963) from this development. This means that this development is not expected to materially impact the existing performance of this CSO.

While this SCA was specific to the impacts of this development, we want to reassure you that we continuously monitor the performance of all storm overflows across our region. We publish the performance data of our storm overflows on our website, on the link provided above, which is also submitted to the Environment Agency as part of our annual regulatory return.

For clarity, the Alfreton Road (Websters Terrace) CSO is not included in the additional 16 CSOs being reviewed at this time, however, as outlined above, we will continue to monitor performance of this storm overflow following the work completed in August 2024 to determine if any further improvements are required.

4. I am struggling to establish whether the additional flows from Sandy Lane Matlock, that travel through the Lumsdale Heritage site would actually pass through the your network at Websters Terrace. All I am requiring is a yes or no.

Our records indicate that it flows from Sandy Lane to Alfreton Road (Webster Terrace) CSO, via the Lumsdale Heritage site.

5. In your email dated 9th January 2026 you said you would be checking if the current capacity assessment has included the lodges and if not will add them and re-run

the assessment, can you please confirm this was done and what was the outcome?

The current cumulative model does not include the lodges, however, as part of the work to investigate the other 16 CSOs in the Matlock Lea catchment, we are in the process of upgrading our model. This will include any newly identified growth within the catchment, such as the lodges. As also noted above, the performance of the Alfreton Road (Websters Terrace) CSO will be monitored separate to this as part of our ongoing EDM performance assessments.

- 6. Finally, I have noticed that the hot tub discharge from the proposed 75 cabins contains Bromine, are you aware of this and is it something that STW welcomes into its network and potentially if surcharging, into local rivers? Upon checking the internet I note Bromine is soluble and is dangerous to humans as it can cause severe irritation to the skin, eyes and respiratory system.**

Bromine-based disinfectants, like chlorine, are widely used and are industry-accepted for hot tubs and other recreational water systems. While bromine can be considered hazardous in a pure or concentrated form, its typical use for hot tub disinfecting will result in negligible residual bromine levels being discharged. As such, and in this context, the activity is considered to be low risk.

Our Stakeholder Engagement Manager, Nisha, is available as a direct point of contact should you wish to get in touch in the future. You can contact them directly at:

Nisha.Aslam@severntrent.co.uk.

Any request for an internal review should be made within 40 working days of receipt of this response, and we will reply within 40 working days from receipt of the request for internal review.

Kind regards

Severn Trent Water EIR Team

Severn Trent Plc (registered number 2366619) and Severn Trent Water Limited (registered number 2366686) (together the "Companies") are both limited companies registered in England & Wales with their registered office at Severn Trent Centre, 2 St John's Street, Coventry, CV1 2LZ. This email (which includes any files attached to it) is not contractually binding on its own, is intended solely for the named recipient and may contain confidential, commercially sensitive or may be covered by legal professional privilege. If you are not the intended recipient, you must not disclose or use the information contained in it. If you have received this message in error, please notify the sender immediately or call us on 03457 500 500. If you are not the intended recipient you must not use, disclose, distribute, reproduce, retransmit, retain or rely on any information contained in this email. Please note the Companies reserve the right to monitor email communications in accordance with applicable law and regulations. To the extent permitted by law, neither the Companies or any of their subsidiaries, nor any employee, director or officer thereof, accepts any liability whatsoever in relation to this email including liability arising from any external breach of security or confidentiality or for virus infection or for statements made by the sender as these are not necessarily made on behalf of the Companies. Reduce waste! Please consider the environment before printing this email.

Darley Dale Town Council's response

Darley Dale Town Council's Planning Committee has examined this application carefully and believes it conflicts with both local and national planning policies. Our detailed policy breaches document is available [here](#). Our key concerns are:

- **Wildlife and habitat damage** – the site contains fragile peatland, wetlands and rare species. Felling over 1,300 trees and draining the land for construction would cause irreversible ecological harm that cannot genuinely be offset by the applicant's Biodiversity Net Gain claims. Each cabin has a hot tub which will drain to the forest floor.
- **Road safety** – Farley Lane is narrow, unlit, has no pavements and is subject to flooding and ice. Hundreds of additional vehicle movements daily from up to 65,000 visitors per year would create unacceptable dangers for pedestrians, cyclists, horse riders and existing residents.
- **Flood risk** – Farley Moor drains steeply into Bentley Brook and then into the River Derwent in Matlock town centre, which already suffers from an overloaded sewer network. New hard surfaces and drainage from the development risk making flooding in Matlock significantly worse.
- **No demonstrated need** – Darwin Forest Country Park, just one mile away, already offers 137 comparable luxury lodges. There is no proven need for another large holiday park so close, and the proposal risks harming an established local business that employs over 200 people.
- **Heritage** – BBC's Time Team recently confirmed the presence of a 3,700-year-old Bronze Age ceremonial site including a standing stone within Farley Wood. The development risks damaging this irreplaceable piece of our local history.
- **Loss of public access** – Farley Moor is a public woodland managed for everyone's benefit. This commercial development would restrict access and prioritise private profit over the open green space local people rely on.

Extract from 'Save Farley Moor' group response

Protection for Bronze Age stones

In April 2025, Time Team released an episode in which they discover that the Standing Stone at Farley Moor is, in fact, part of a Bronze Age stone circle at Farley Moor: *"Excavations by Forestry England and Time Team uncovered evidence of a ceremonial platform and stone circle [...] The archaeology team hopes to return next summer to do a longer investigation looking in more detail at some of the newly-identified stones."*¹⁶ We adamantly believe that prior to any planning committee meeting, a full archaeological survey must be conducted to determine the extent of the archaeological significance of Farley Moor in the landscape of Bronze Age stone circles in Derbyshire. The NPPF states that *"heritage assets should be conserved in a manner appropriate to their significance"* and that decisions should take into account the impact on archaeological and historic interest¹⁷. Proceeding to a planning committee meeting at this stage would be to disregard the cultural heritage of Farley Moor and the potential for further significant archaeological discoveries.

9

26/00590/FUL



Matlock Town Council
Imperial Rooms
4 Imperial Road
Matlock
Derbyshire
DE4 3NL

Please ask for:
Direct Dial No

Lucy Holland
01629 761336

My Ref.
E-mail

26/00590/FUL
planning@derbyshiredales.gov.uk

4 June 2026

Dear Sir/Madam,

REFERENCE NO : 26/00590/FUL
APPLICANT : Mr Andy Selwood
DEVELOPMENT : Erection of canopy to front entrance and wall with iron railings
LOCATION : 9 Rockside Steps Matlock Derbyshire DE4 3HB

I am writing to notify you that the District Council have received an application for the development set out above. If you have any comments to make on this proposal will you please let me know, in writing before **25 June 2026**. It would be helpful to quote the above planning reference number on any correspondence.

Please be aware that should this application result in an appeal deemed suitable for the Part 1 Written Representations procedure, this may be the only opportunity for interested parties to submit their representations. Should any interested parties wish to withdraw their original comment at appeal stage, they can do so within 4 weeks of the start date of the appeal.

The application and accompanying plans may be inspected online at www.derbyshiredales.gov.uk/PublicAccess.

If you wish to discuss the proposal with the case officer please contact **Lucy Holland** on .

Note: Representations submitted may be disclosed to the applicant and will be available for public inspection, with copies made available if requested, in accordance with the Local Government (Access to Information) Act 1985.

When made, the decision will be published on Council's website: www.derbyshiredales.gov.uk/PublicAccess

Yours faithfully

Chris Dale

Development Manager

APPENDICES PLANNING COMMITTEE 15.06.2026

Description of Proposed Works

Please describe the proposed works

Construct canopy to entrance and wall with iron railings to front elevation

Has the work already been started without consent?

- ☒ Yes
☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

03/06/2024

Has the work already been completed without consent?

- ☒ Yes
☐ No

If Yes, please state when the development or work was completed (date must be pre-application submission)

09/09/2024

11/05/2026

Design and Access Statement

At the initial outset options for an extension were explored, however the footings required could not be driven into the ground due to sunken pipes at the front of the building, therefore, an alternative bespoke structure was designed.

The house is an upside-down house with very little room on the top floor.

The new structure will provide valuable space to ease the clutter in the upstairs room.

The structure has been designed to enable a visual display of stone and grid for climbing plants to cover. This is suitable for the surrounding houses that have very similar arrangements. The stone used matches the colour of stone in the area. The iron will be painted black which also matches the side railing of the house.

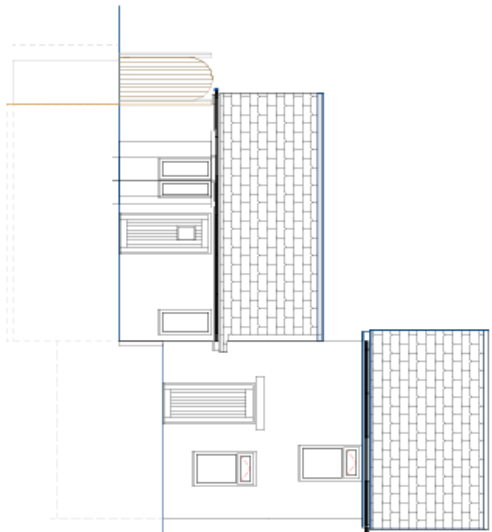


The structure does not encroach on the highway. Access to the house at the bottom of the dead-end road, has also not been affected. Historically no large vehicles can turn into the lower part of the lane around an 'L' shaped turn. For example, any long wheel-based vehicles, including emergency vehicles cannot access Rockside steps.

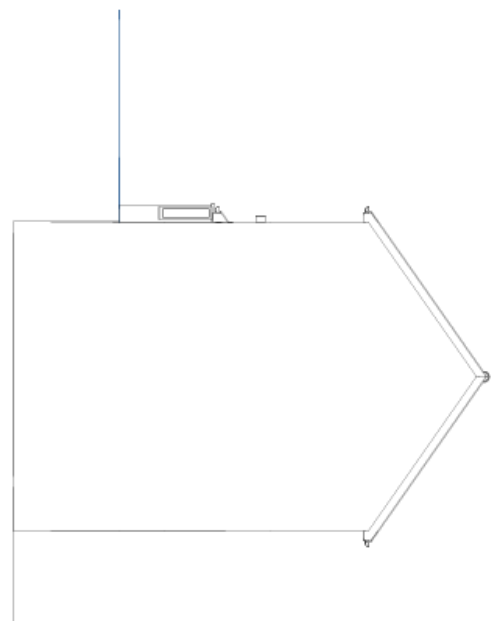
The front door would be wide enough for a wheelchair and access allows for easy movement for everyone.



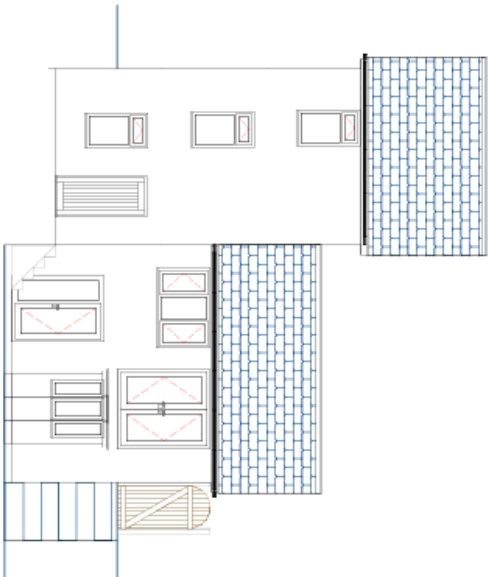
In summary this would increase storage and match the surroundings visual representation.



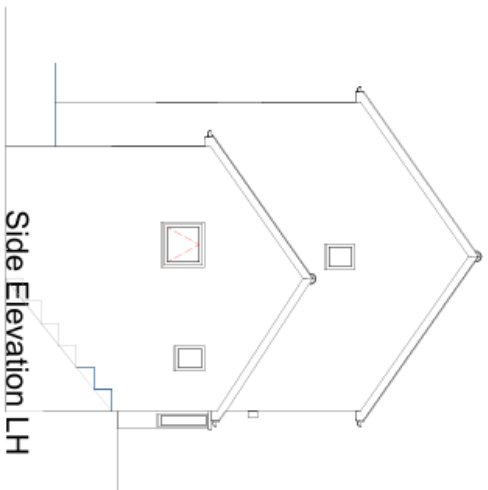
Front Elevation



Side Elevation RH



Rear Elevation



Side Elevation LH

Notes

Do not scale from the drawings. Dimensions to be checked on site, where discrepancies occur, seek advice from the client's representative for clarification.

The design and specifications are a guide as to what is required to comply with the current building regulations. This does not imply that this is the only acceptable way of achieving building regulations approval. Alternative similar approved products may be used at the discretion of the Building Inspector. No liability is accepted for any loss or additional expenses incurred consequent on any variation to the layout or specification that may be required as a result of site conditions, availability of materials, custom or practice, the requirements of the Building Inspector or any other circumstances.

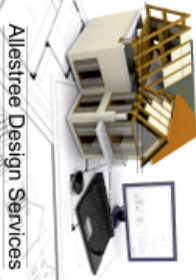
PARTY WALL ACT

USE MUST BE THE PROVISIONS OF THE CITY OF LOS ANGELES ORDINANCES, AND THE CITY OF LOS ANGELES MAY BE CALLED UPON TO ENFORCE THE PROPOSED BUILDING PERMITS, AND THE CITY OF LOS ANGELES MAY BE CALLED UPON TO ENFORCE THE PROPOSED BUILDING PERMITS, INCLUDING SERVICE OF ALL RELEVANT ORDINANCES.

The property owner shall take all reasonable steps to protect the property of the neighboring properties during the construction works.

Generally, before commencement of building works we recommended that the client engages the relevant authorities to obtain the necessary permits, which may affect the permission to conduct the proposed building work over existing services and rights of access to the site.

At critical locations, arrange professional/surveyors, services locations, boundaries etc. to be verified on site before construction commences to ensure that any errors, omissions etc. are identified.



Allestree Design Services

Project

Entrance Canopy and Wall with
Iron Railings

Site Address

9 Rockside Steps Matlock

Derbys DEA 3HB

Drawing Title

Existing Elevation Views

Client

Andy Selwood

Drawing No.

DRAWING NO. 03
DE431100

DE43MB9 - 02

Date _____

04 / 2028

Drozdova, Ivan

Drawn by

SCS

Page

•
C
C
C
C
•

440 Elizabeth Parker A.

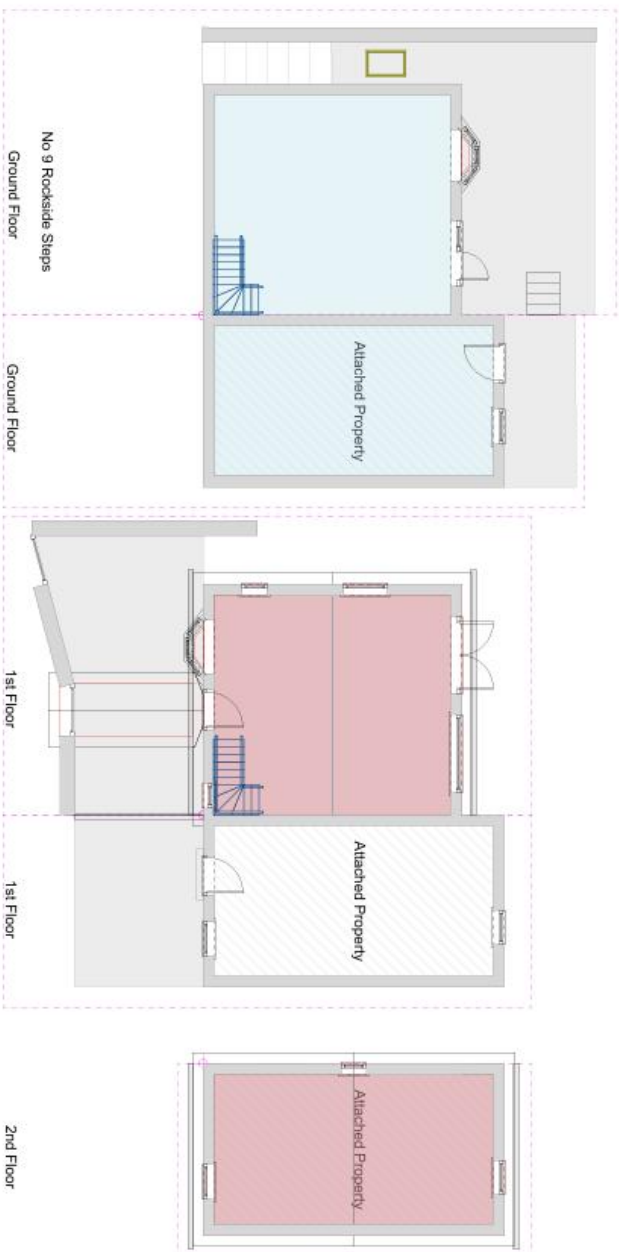
140 DORSET ROAD, WIMBORNE DORSET BH20 4BN
Mobile 07394 146877

Email staveburdon@gmail.com

1049

Design is subject to the building inspector's approval on site

Rockside Steps

[illegible]

Project: Entrance Canopy and Wall with Iron Railings
Site Address: 9 Rockdale Street, Matlock
Design: DE43HB
Drawing Title: Proposed Plan Views
Client:
Andy Salwood
Drawing No: DE43HB9 - 03
Date: 04/12/2024
Drawn by:
Scale: 1:100
Checked by:
SGS
Name:
Page Size - A3
2000mm

