

## **Rocklands Site - Evidence of Tree Removals**

### **Purpose**

The purpose of this document is to document the programme of tree removals at Rocklands caravan site since 1999 using aerial photos.

The aerial photos used in this document have been obtained from Google Earth and GetMapping. They provide a visual history of the developments at Rocklands from 1999 up to July 2013.

The following aerial photos are used:

- Getmapping view from 1999
- Google Earth view from 2004
- Google Earth view from 2005
- Google Earth view from 2009
- Google Earth view from 2013

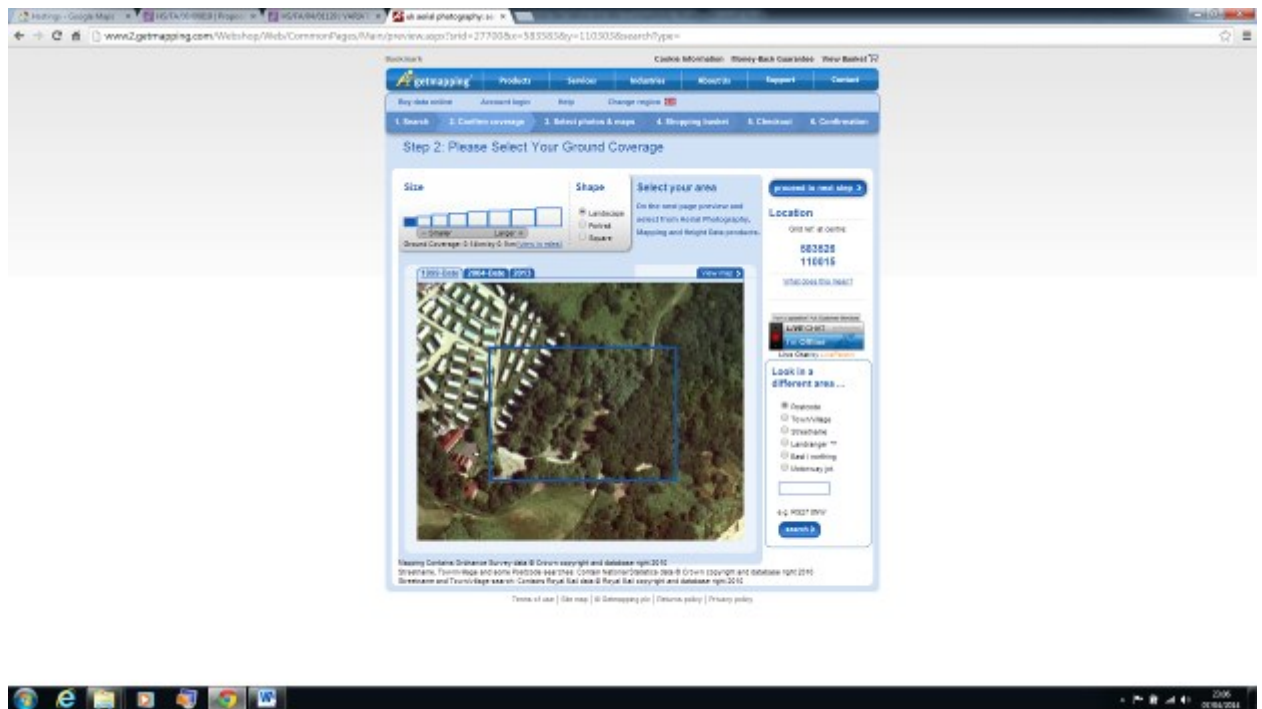
The images in this document are unedited screen prints taken directly from the relevant web sites. These images can be verified by checking online with Google Earth and Getmapping.com.

To view the images clearly it is advised that they are viewed in word at a 500% magnification level.

Unfortunately there aren't any more recent images of the site available.

To assess any latter changes it would be necessary for one of the planning department officers to make a detailed site visit.

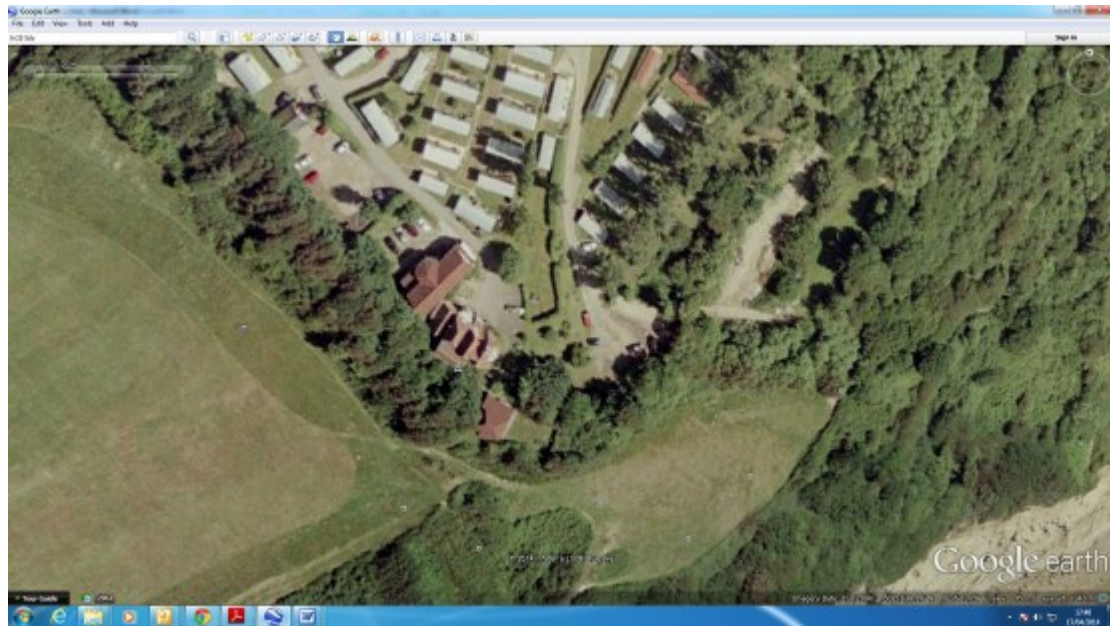
## 1999 GetMapping View



From this image can be seen:

- Dense screening of trees and bushes on the South Western periphery. This screening completely hides any buildings from view when on the East Hill.
- Dense screening of trees and bushes on the Southern and South Eastern peripheries. This screening completely hides any buildings from view when on the far side of Ecclesbourne Glen.
- Screening of trees and bushes on the North East periphery. This screening completely hides the caravans from view when in the meadow that runs parallel to Barley Lane.
- The area to the East and South East of the 10 s and East/North East of the triangular car park is densely planted. There are 3 separate rows of trees, bushes and a small grassed area. This area screens the caravans and top of the site from views anywhere in Ecclesbourne Glen.

## 2004 Google Earth View



From this image can be seen:

- A large strip to the North East of the triangular car park and due north of the narrow linking road has now been cleared of vegetation and is now bare earth.

I believe that:

- The removal of trees breaches condition 4 of HS/FA/78/00703
- Failure to maintain landscaping breaches condition 8 of HS/FA/78/00703

## 2005 Google Earth View



From this image it can be seen:

- The bare strip to the North East of the car park has been extended in length by about 30%.
- A caravan has been installed on this lower strip.

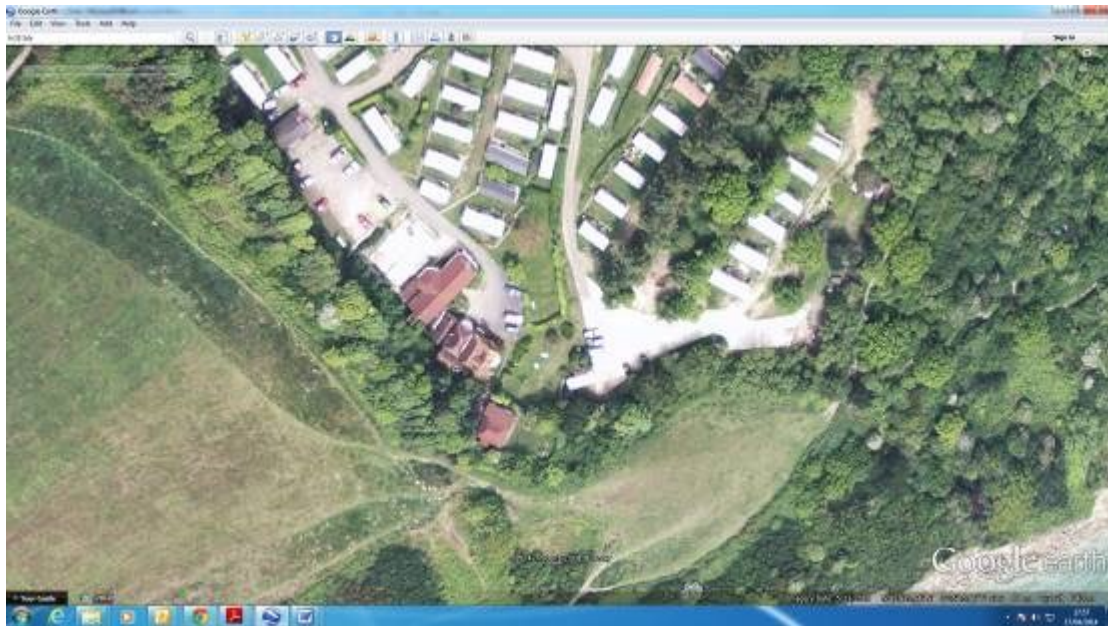
I believe that:

- The installation of the caravan breaches condition 7 of HS/FA/78/00703
- The removal of trees breaches condition 4 of HS/FA/78/00703
- Failure to maintain landscaping breaches condition 8 of HS/FA/78/00703

These changes have had the following visual impact on the Country Park:

- Removal of trees in the bare strip has reduced shielding when viewed from Ecclesbourne Glen

## 2009 Google Earth View 23/05/2009



From this image it can be seen:

- There has been thinning of the trees in front of the 10 caravans installed in 1978.
- The bottom left hand side of the triangular car park has been extended westwards in a strip with vegetation removed.
- An area to the north of the triangular car park has been cleared of trees.
- The bottom right hand side of the car park has been extended southwards with trees removed.
- The narrow linking road has been doubled in width on its entire length with trees removed.
- The narrow linking road has been extended eastwards with vegetation removed.
- 6 new caravans have been installed. There has been significant thinning of the shielding trees in front of these caravans, with over 50% of cover removed.
- There has been terracing to provide level ground for the new caravans with vegetation removed.

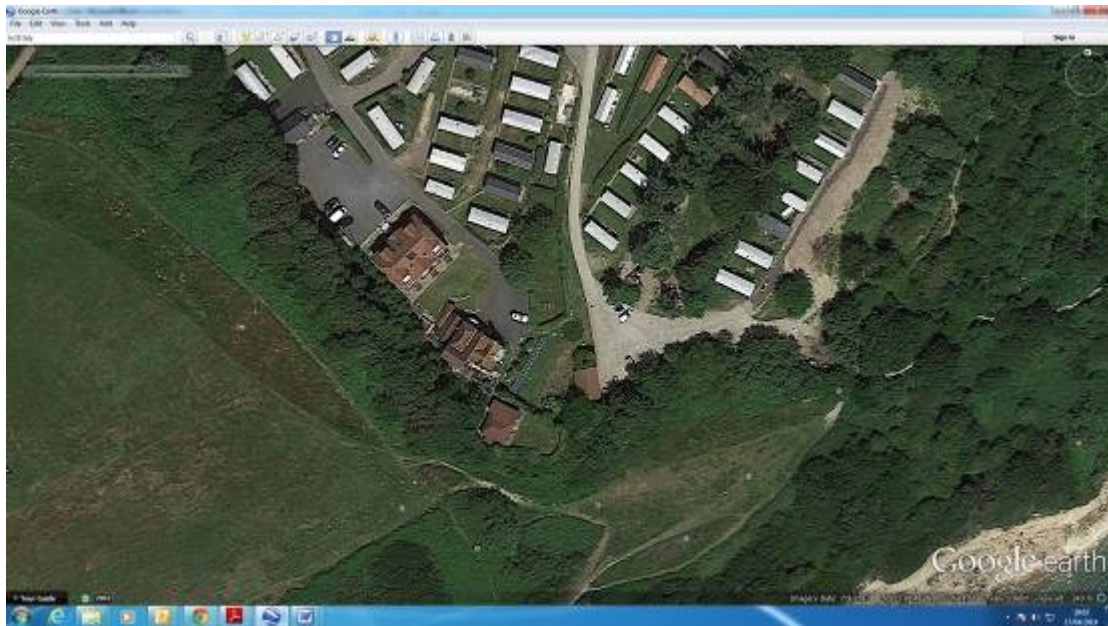
I believe that:

- No planning permissions were sought for any of these changes.
- The installation of the 6 caravans breaches condition 7 of HS/FA/78/00703
- The removal of trees breaches condition 4 of HS/FA/78/00703
- The terracing breaches condition 8 of HS/FA/78/00703
- The extension of the car park and roads breaches condition 9 of HS/FA/78/00703

These changes have had the following visual impact on the Country Park:

- Removal of trees in the bare strip has reduced shielding when viewed from Ecclesbourne Glen
- The large concreted car park area is now fully visible from Ecclesbourne Glen
- The old house is now partially visible from Ecclesbourne Glen
- The new caravans are visible from Ecclesbourne Glen.

## 2013 Google Earth View - 09/07/2013



From this image it can be seen:

- There has been some more thinning of the trees in front of the 10 caravans installed in 1978.
- Only 1 tree now remains of the trees that used to grow in front of the new caravans.
- All other vegetation has been removed from in front of the new caravans.
- There are now 8 caravans in place. 6 have white roofs, two have grey roofs.
- The land is being levelled for a new access road being constructed in front of the new caravans. The yellow digger which has been used for landscape changes is clearly visible.
- There is a clearly visible landslip within the grounds of Rocklands at the eastern end of the linking road. This pre dates the large landslip of 2014.

I believe that:

- No planning permissions were sought for any of these changes.
- The installation of the 8 caravans breaches condition 7 of HS/FA/78/00703
- The removal of trees breaches condition 4 of HS/FA/78/00703
- The terracing breaches condition 8 of HS/FA/78/00703
- The landslip indicates the land is unstable. Planning were aware of this landslip but (to my best knowledge) carried out no investigations. I am pursuing this issue separately.
- The public footpath on the southernmost boundary of Rocklands was closed in March 2013 due to a landslip. I believe that this landslip is related to the developments in Rocklands.

These changes have had the following visual impact on the Country Park:

- The South Eastern Periphery has lost vegetation due to landslip within the grounds of Rocklands.
- The removal of yet more trees has opened up the site from Ecclesbourne Glen.
- The large concreted car park area is now fully visible from Ecclesbourne Glen.
- The old house is no longer shielded from Ecclesbourne Glen.
- The new caravans are fully visible from Ecclesbourne Glen.
- The row of 10 caravans installed in 1978 are becoming increasingly visible due to thinning of trees.



## **2014 – No Aerial Images available**

The situation has become far, far worse:

- There has been a landslip starting in Rocklands which has taken out large numbers of trees in Ecclesbourne Glen. This has made the whole southern periphery of the caravan site and its car parks, roads and caravans fully visible from Ecclesbourne Glen. No shielding remains at all.
- The shielding on the South Western side of Rocklands has been completely removed to build a new 2 storey building. This building now dominates the landscape and is fully visible from the East Hill, Ecclesbourne Glen and from the meadows to the east of the caravan site.
- The shielding on the southerly side has been removed in parts.
- The shielding on the North Eastern side has been thinned again.
- More trees have been removed inside the site

I believe that:

- The large landslip is linked to the developments in Rocklands
- The removal of trees around the new 2 storey building breaches condition 5 of HS/FA/12/000952 and HS/CD/13/00792
- Tree removals across the site breaches conditions of previous planning permissions.

These changes have had the following visual impact on the Country Park:

- The new 2 storey building is fully visible from the East Hill
- The new 2 storey building is fully visible from Ecclesbourne Glen
- The caravans in the North East corner of the site are now visible from Ecclesbourne Glen.
- The whole southern flanks of the caravan site are now completely visible from Ecclesbourne Glen.



### **View from Ecclesbourne Cliffs Before**

This clearly shows how the trees used to screen the Caravan Site. (May 2006 from wikitravel)

The site is very well screened. And does not impact visually on the glen.  
There is a partial view of the old house.  
No terracing and no caravans at lower level.

This is essentially the view I remember from the early 1960's onwards until the clearances shown in the 2009 aerial photos.

## View from Ecclesbourne Cliffs After



Complete removal of trees for new row of caravans.  
Thinning of evergreens by the old house.  
Thinning of evergreens in front of the 10 caravans installed in 1978.  
New apartment building ,car park and access road fully visible.  
Screening around old house has been removed.  
New 2 storey building is also visible from here.  
The landslip starts at the end of the new access road.

**South East Corner Before New Building (photos from planning application)**



Plate 4: Existing building viewed from south-west



Plate 5: Existing building viewed from south



Plate 6: Existing building viewed from south-east

## South East Corner After New Building (My Photos)

