

AMBER VALLEY BOROUGH LOCAL PLAN
EXAMINATION HEARINGS
HEARING POSITION STATEMENT
ON BEHALF OF AMBER VALLEY BOROUGH COUNCIL

Matter 15: Mixed Use Development Areas

c. North and South of Derwent Street, Belper

i. What are the potential uses likely to come forward on this site?

1. The site is identified as a 'Mixed Use Development Area' in recognition of its potential to attract a wide range of employment and other uses. Policy ED3 [CD01] details the proposed permitted range of uses, which take account of the site's locational context (including it being within Belper Town Centre). The site also benefits from an outline planning permission for approximately 107 dwellings.

ii. What is the timescale for its development?

1. The area to the north of Derwent Street is subject to an extant outline permission for approximately 107 dwellings (AVA/2014/0470), with a portion of land in the southern section of the development area permitted (in outline – AVA/2014/1120) for a mixed-use development, including C2/C3 Extra Care, C2 specialist Care, D1 Library, additional D1 and D2 uses plus ancillary A1, A2, A3, and A4 uses; and associated car parking. Subsequent detailed applications have also been submitted for elements of this scheme – AVA/2017/0041. On this basis, the Council assumes that delivery of north and south Derwent Street will be forthcoming.

iii. If housing and/or employment uses come forward, how would this impact on other policies in the Plan which allocate sites for these uses?

1. The residential element (AVA/2014/0470) of the Mixed Use Development Area is factored into the calculations presented within the Council's Housing Land Supply Update as at 1 April 2018 Trajectory Large Sites [AV/03], so it is recognised as a commitment that contributes (alongside the proposed allocations, completions, a windfall allowance and neighbourhood plan sites) to attaining the net additional home requirement for Amber Valley within the plan period. Other uses that are developed would enhance and diversify the offer available within Belper Town Centre helping to reinforce its vitality and viability.

iv. Should reference be made to flood risk?

1. Yes, the Draft Schedule of Main Modifications [AV/08] acknowledges this and proposes that an additional bullet point be added to ED3 stating that a demonstration of safety from flood risk over the lifetime of the development will be necessary.