

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

Matter 13 – Housing Growth Sites

g. Thorpes Road, Heanor (35)

- i. *Is the proposed allocation deliverable? In particular, is it:*
 - a. *confirmed by the landowner involved as being available for the use proposed?*
 - b. *supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?*
 - c. *deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?*
- a) The Council, as the owner of the site, has confirmed its availability for the use proposed.
- b) Derbyshire County Council (as the Highway Authority) has advised that a satisfactory access to the site can be achieved within the frontage available.
- c) The Council does not consider there are any requirements for infrastructure or services, or any environmental or other constraints, that would prevent the site being delivered for housing in the Plan period.
- ii. *Has full consideration been given to the loss of valued open space, likely contamination on the site, existing noise and air pollution, along with the impact of development on local services and facilities and flooding?*

1. Given that the site forms part of a wider area of public open space (Lockton Avenue Recreation Ground), any development proposals would only be permitted if they satisfy the requirements of policy IN4 of the Local Plan.
2. Although the site forms part of a wider area of public open space, its development would not involve the loss of any sport pitches and no concerns have been raised to its loss by Sport England through their representations on the Pre-Submission Local Plan. There would also be the opportunity to secure improvements to the quality of the remaining open space provision, whilst retaining the existing pedestrian access from Thorpes Road, alongside any development proposals and maintain the existing link through to Shipley Country Park.
3. See the response to question i) b) above in relation to highway safety in relation to access and the response to question i) c) above, in relation to the impact of development on local services and facilities and any environmental or other constraints to development. All of the site lies within Flood Zone 1 and is therefore considered to be at a low risk of flooding.

iii. *Is the site deliverable in accordance with the trajectory?*

1. As set out in the explanatory note 'Further Information In Relation To Deliverability' (AV/04), which the Council has provided in response to question 31 of the Inspector's Initial Questions To The Council (INS/01), the Council has submitted this site as part of the Government's Accelerated Construction programme and this submission is currently undergoing final assessment. The Council is considering a number of options to bring the site forward for development, including procuring construction through the Homes England Framework or a Joint Venture arrangement. The Council anticipates that a planning application will be submitted in September 2019 and that development will be completed by 31 March 2023.