
Matter 12: General Site Specific Issues

- i) Are the allocated sites appropriate and deliverable, having regard to the necessary infrastructure, affordable housing and other facilities, and taking into account of environmental constraints?**

In my opinion not all sites are deliverable as they are not viable – see also representations on Matter 13.

- ii) Should the development of brownfield sites be undertaken prior to the use of greenfield sites? If so how would this be achieved and what would be the implications for housing supply and deliverability?**

If brownfield sites took place before greenfield sites, then there would be little if any development in Amber Valley, due to the high costs of remediation which will undermine viability. This will mean that very few if any affordable houses will get built, yet this is an over-riding priority in Amber Valley. The only way forward is to have a balanced portfolio of sites with the greenfield comprising open market and affordable homes and brownfield providing mainly open market houses/reduced level of affordable homes to ensure they are viable.

- iii) Are the detailed requirements for each allocation clear and justified?. Have site constraints, development mix and viability been adequately considered?**

Refer comments on specific sites under Matter13.

- iv) For sites removed from the Green Belt have exceptional circumstances been demonstrated?**

Refer comments under matters 1,2,3 , 4 and 13.

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