

## Valid reasons for objections

1. The most sustainable location for new housing in the Derby Housing Market Area is within Derby City or on its immediate fringes within South Derbyshire and Amber Valley not in Belper. Why have further sites not been sought in these areas?
2. There are sites on the edge of Derby which could be brought forward more easily, but have not been proposed because they may impact on the setting of Kedleston Hall, but the sites in Belper are in the setting of the Derwent Valley Mills World Heritage Site.
3. The open land to the south of Nottingham Road / Kilbourne Road has been recognised as important in the visual setting of the Derwent Valley Mills World Heritage Site. The sloping nature of the site will make any built development very prominent within the wider landscape. Its medieval features should be protected.
4. The proposed 450 dwellings to the south of Nottingham Road / Kilbourne Road will be accessed from a single junction onto Kilbourne Road opposite Pottery School. Other access points will be needed for such a large development, but no other access points are known at this stage. There is a suggestion of a second access to Kilbourne Road and another to Sandbed Lane.
5. The retention of an employment allocation will lead to a mix of traffic using the proposed Kilbourne Road junction which will also serve the 450 houses.
6. No traffic assessment has been undertaken, but it is known that vehicular access into the centre of Belper is difficult. These 450 houses will use the one way system of Nottingham Road into the centre and Spencer Road to return. Further traffic will exacerbate the existing congestion. The Lander Lane Market Head area is particularly difficult to negotiate and cannot take further traffic safely.
7. Both Kilbourne Road and Sandbed Lane are often reduced to single line traffic because they are narrow with many parked vehicles.
8. Parking in the centre of Belper is difficult, resulting in more vehicles driving round looking for somewhere to park. Walking to and from the centre from these sites will not be attractive.
9. Access to the Dewent Street site will probably be directly from the A6 only, but this will require some junction improvement, which will result in further congestion and delays in the centre and on this major national route.
10. There is already flooding of both the foul and surface water systems along the catchment of the Pottery Brook, which will be exacerbated by these proposals. The Council's Site Assessments indicate that there is a risk of

flooding for Bullsmoor, but no flooding issues for Cherry House Farm or Pottery Farm. As a single site of 450 houses there will be flooding issues beyond the site if not within it.

11. The land to the south of Nottingham Road / Kilbourne Road provides habitats for wildlife which will be lost if development on this scale proceeds.
12. The path network through and around the site provides important informal recreational opportunities for local residents.
13. The local schools are full to capacity with no space available to insert further classrooms.
14. The medical centres in the town are over-subscribed and additional facilities will need to be provided.
15. The Derwent Street site will reduce employment options in the town. Employment opportunities are critical to the vitality and viability of a sustainable Belper.
16. Considerable housing has been provided in Belper in recent years, more than in any other urban area in Amber Valley. The infrastructure networks require considerable public investment in order to accommodate this additional housing. There are other sites more sustainably located to serve the Derby Housing Market Area.

### **IMPORTANT**

**If you have any other relevant comments to make can you email them to [admin@belpertowncouncil.gov.uk](mailto:admin@belpertowncouncil.gov.uk) so that we have the full picture.**

AVBC representation form asks for

1. name and contact details
2. what you want to be notified about
3. legal compliant yes / no
4. sound yes / no
5. if no and you believe it to be unsound indicate why
  - a. not positively planned
  - b. not justified
  - c. not effective
  - d. not consistent with national policy
6. do you wish to appear at the oral part of the examination (public inquiry) yes / no
7. brief summary of why the Plan is not legally compliant / unsound

8. details of why the Plan is not legally compliant / unsound set out under the Policy / Section Headings listed.
9. the questions in the notes are helpful when you are considering what to say; structure your response around the headings of
  - a. positively prepared
  - b. justified
  - c. effective
  - d. consistent with national policy

### **Useful Links**

Details of the proposed changes to the Amber Valley Borough Council core strategy.  
<http://opengov.ambervalley.gov.uk/docarc/docviewer.aspx?docguid=0ccd29c84230411b91f450faa4b32aac>

### **Transition Belper**

<http://www.transitionbelper.org/index.html>

**Amber Alert** Transition Belper has compiled a page of possible grounds for objecting to these plans. These are not necessarily the views of Transition Belper or its officers but may give you an idea of the sort of things that can be counted as valid objections.

<http://www.transitionbelper.org/amberalert.html>

<http://www.bbc.co.uk/news/uk-england-derbyshire-28739904>