

Response from Belper Town Council to AVA/2020/0713 , application for 36 homes off Holbrook Rd , Belper .

1. In accordance with the submission Belper Neighbourhood Plan , representatives of the NP working Group met with the Futures Housing group and Hothouse Cohousing on 6th August 2020 to discuss the application.
2. The application has many interesting features and meets many of the NP policy requirements around sustainable development and carbon neutral homes in an innovative development for Belper. These policies include NNP1 for sustainable development ; shows plans for energy efficiency and high quality design in a way not often seen locally. See NPP12 and NPP15.
3. The site is of abandoned allotments that do not seem to have been in use for at least 20 years. It is not in green belt nor a conservation area. It is not a nominated brown field site within the NP nor is it a protected green space .The plan seems a sensible use of abandoned land for residential use and is no threat to the heritage of Belper. See NPP11.
4. The application shows a mix of privately owned and affordable homes which are in keeping with the need identified for by the NP for affordable and smaller homes in the town to meet the changing demographic needs. See NPP13.
5. Whilst the NP seeks to promote increased use of public transport and recognises this aim in the plan there are doubts that there is sufficient parking capacity in the scheme. The parking and traffic congestion on Holbrook Rd is a very real local concern and there needs to be additional parking capacity on the site.
6. The NP group also wanted to see more footpaths and cycle paths leaving the site. See NPP16.
7. The NP group also expressed concern about making safe and visible car access from the site onto Holbrook Rd on a difficult blind bend . They expected DCC highways planners to advise accordingly.
8. If reservations detailed in points 5,6 and 7 are properly addressed then the town council would support the application.