

Consultation Responses

This section contains the responses and comments received on the draft Belper NP throughout the Regulation 14 consultation period 21st March to 3rd May from both local residents and other consulted bodies and statutory consultees.

On 22 May 2019 at Full Council AVBC withdrew the emerging Local Plan from examination and committed to writing a new Local Plan. This is significant implications for the NP4B and text has been amended in addition to the amendments noted in the table below to

Comments from Statutory Consultees

Amber Valley Borough Council

Section of the Plan	Comments	Amendments Proposed	Amendments Made
Process	Reg 14 consultation – on covering page to consultation survey it says Please note that all respondents must live and/or work within the civil parish of Belper.	The list of consultees was much wider than just from within the Parish however the NPWG accept that the wording above the survey was incorrect. Given the addition of new policies – based on other Reg 14 responses a second reg 14 consultation period is recommended in any event.	Reg 14 consultation redone
Policy wording general	<i>many of the policies are not concise and repeat national policy and, in some cases, repeat other policies in the Plan. ... Many of the policies make statements within them which is not considered to be consistent with national policy. proposed wording of some policies pre-empt the planning application process and it is considered that policies should be reworded to avoid this</i>	Policies reviewed and where they did not lose clarity or purpose they have been reworded/edited eg NPP 10 general design principles moved before NPP4 then NPPP4-9 only very specific issues in the CA included in those policies NPP3 landscape character over arching policy NPP 4-9 condensed so only very specific issues in the CA included in those policies	Y
Timescale	HNA figures need to match Plan period	HNA study was aligned with AVBC LP timescales in 2016. The AECOM analysis was based on Borough data available up to 2028. In September 2019 AECOM confirmed that there	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
		<p>was no new data available from which a HNA figure could be produced to cover the timeframe to 2035. However, this NP will be reviewed every 5 years and when new data is available this will be used to assess the continued suitability of the NP4B approach. The Plan will be reviewed if new data indicates the approach is out of date.</p> <p>The above has been added as a footnote in the NP to explain the figure.</p>	
References to NPPF 12 need updating	noted	Amended	Y
Community Objective 5 too restrictive	CO 5 states that no development would take place in areas of high landscape sensitivity is not in accordance with national policy, nor is it considered to be in accordance with the adopted Amber Valley Borough Local Plan 2006, which is supportive of appropriate development within Special Landscape Areas.	CO 5 add 'development will not be in areas of high landscape value where ever possible'	Y
NPP 2	Not considered to be consistent with the emerging Amber Valley Borough Local Plan Policies which are supportive of sustainable development within but also on the edges of the built framework of settlements. It is considered that this policy as drafted could	<p>NPP 2 H – amend to 'development is within or contiguous with the BF'</p> <p>Extra clause – NPP 2 I 'where development proposals are contiguous to the BF they should demonstrate sustainable development and not erode the WHS significance, the green belt and rural character, in accordance with borough policies</p>	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	prevent appropriate sustainable development, contrary to the NPPF.		
Built Framework map 11	Not clear enough - agreed	Link to map on the NP web site as a separate file	Y
NPP 11 (4)	the policy relates to issues which are controlled by Building Regulations	The topography of the parish, the parish's age profile and the expectation that housing units will include flats (due to the conversion of listed buildings) and the local evidence that flats are built that are not accessible justifies a specific policy Wording amended to at NPPP 11 3 after life time homes add in accordance with M4 (2) category 2 of approved document M volume 1 (accessible and adaptable)	Y
NPP 12	LPAs role to recognise non designated heritage assets	A role for NPs can be to identify buildings for local listing NPP 12 amend wording 'the following buildings have been identified and are nominated for assessment by AVBC as non-designated heritage assets'. Amend text to say explain AVBC will be asked to consider these nominations	Y
NPP 12	Negative value not clear and pre-empts planning app process Reference significance of the WHS	remove negative value at para 202 and amend NPP12 (5) Proposals that reinforce the historic character of buildings and shop fronts by their renovation will be encouraged. NPP 12 (7) add new development should reflect the significance of the WHS	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
NPP 18	<p>The policy is supportive of 4 dwellings on the land surrounding the listed buildings and also implies that demolition of the wall elsewhere on the site would be acceptable. The walls are listed by virtue of being within the curtilage of a listed building. There is concern that additional development on the site and loss of the wall could have an adverse impact on the significance of the listed buildings and affect the TPOS</p> <p>‘presents its rear elevation to the roundabout and Derby Road; the front elevation is not publicly visible’, officers do not believe to be the case.</p> <p>Importance of retaining whole wall</p>	<p>NPP 18 wording to state hotel and/or mixed use remove ref to 4 dwellings</p> <p>Location of TPO noted</p> <p>Frontage of the building does face away from the road – images added to the narrative</p> <p>Policy wording clarified re retaining boundary wall</p>	Y
Site specific policies	<p>Policies refer to a specified number of units that would be acceptable as part of the redevelopment of sites. Re sites with listed buildings the specified numbers are not based on evidence showing that these numbers would result in the optimum viable use of the site. ...the policies do not provide sufficient flexibility for other schemes to be brought forward.</p>	Noted agree.	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	It is recommended that the policies are reworded to be more flexible, for instance by stating 'the site is estimated to have the potential for X number dwellings'.		
	Wyver Lane and Belper Meadows are extensive tracts of land advise removal from LGS designation	Accepted that Wyver Lane as a LWS can be removed – significance of Belper Meadows to local community means they are keen to keep it in the NP	?
	Question re availability of Babington see para 262 and ref to buildings with curtilage of Babington as additions on a local list Babington in flood zone 2/3 not suitable for residential development	new para 307 reflects current position based on the exchange of e-mails between NHS property services and the NP group. removed ref to Victorian additions on local list as within curtilage of listed building see EA response below	Y
Other comments	Paragraphs 54a) and 54b) refer to the Local Plan having 'made two changes to the green belt boundary' and to land at Far Laund being removed from the Green Belt... should say 'proposed to be removed...' as the Borough Council is currently proposing these changes but to date no changes have been made.	Amended and updated to reflect withdrawal of eLP	Y
	Staffordshire Blue tiles are also a prevalent local material they should be referenced in the appropriate policies / background text, in addition to slates.	Staffordshire Blue tiles are referenced in the NP but additional references will be made where relevant	Y

Derbyshire County Council

Section of the Plan	Comments	Amendments Proposed	Amendments Made
General	The NP is well supported and informed by a wide range of evidence from AVBC, DCC and commissioned studies. The Plan takes a positive and proactive approach to the need for development	Noted	-
BF map	Same map on two pages is this necessary? Boundary not clear on map	Remove map on page 117 Issue will be addressed with larger maps – see notes above	Y
Green belt	Pleased ref made to technical assessment on Derby Principal Urban Area – would like a community objective on supporting the Derby Principal Urban Area Green Belt	CO 5 add reference to importance of the green belt	Y
Education and medical services	The information quoted is already out of date – suggest more general wording DCC offer to provide this.	Amend wording provided by Jill Beacham Children’s Services July 2019 e-mail sent to mailto:Jennie.McCusker@derbyshire.gov.uk	Y
NPP 2 (1a)	Ref to town should be parish	Agreed amended	Y
NPP 4 to NPP 9 and NPP 10	Issues to be addressed in the table are not always addressed in the policy some general principles are	Table heading amended to issues identified. Suggest NPP 10 comes before NPP 2 and covers general principles then NPP 3 – 8	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	repeated and also in NPP 10	pulls out only those very specific matters relevant to the character area	
NPP 5 and 6 Jitties	Protection of jitties which are locally distinctive is welcomed	Noted	-
NPP 11	Well evidenced by local HNA and welcomed	Noted	-
NPP 14	There is ref to support for electric charging vehicles in para 224 but not in the policy . DCC encourage policy on EV charging and use of renewable energy eg hydro electric policy wording proposed	Policy examples for renewable energy Ultra Low emissions vehicle policy have been used with some revisions to reflect local circumstances	Y
NPP 15- NPP 23	Queries about how the brownfields sites will be accessed and whether the Highways Authority would wish to see the intensification of an existing poor access wording proposed to be added	Add 'Any proposals for re development of this site would need to be accompanied by a Design and Access Statement and where appropriate a Transportation assessment or Transport Statement demonstrating a safe and satisfactory means of access to the site.'	Y
Site Allocations	Fully supports the proactive approach in identifying a number of brownfield sites for allocation for new development at Babington Hospital, Belper Library, Ada Belfield and West Mill. Based on the evidence set out in	Noted	-

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	the plan these sites have a good prospect of becoming available for delivery with the plan period.		
Dark Skies	Suggested an additional policy although acknowledges that this might be less appropriate for what is predominantly an urban parish.	Not added as it was not an issue raised in public consultation compared to other NP policies	N

Environment Agency First Response

Section of the Plan	Comments	Amendments Proposed	Amendments Made
General	Advise that there is no flood risk policy There should be reference to the River Derwent as wildlife corridor	Policy EN15 is a saved Local Plan policy and is considered adequate Noted ref to River Derwent	See additional comment from EA below
NPP 3	Protecting the natural environment should also consider flood risk. An additional line should be included stating <i>'proposals should ensure flood risk is not increased to the site or to others, and be improved wherever possible'</i> , in line with the requirements of the National Planning Policy Framework (NPPF).	Wording added	Y
Sequential testing	If new developments are proposed in the flood zones then a sequential test will need to be undertaken as detailed	Discussion with Joe Drewery (EA) clarified that sequential testing not necessary for those sites in the emerging Local Plan.	-

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	within Chapter 14, paragraph 157 of the National Planning Policy Framework	Babington and library site will only require further work if proposals are for demolition and new development. – see also additional comment from EA below	
NPP 15	<i>We would recommend that the wording from the submitted Local Plan policy is added into this policy to ensure consistency across the neighbourhood plans, ‘demonstrate the safety of any residential development and future occupants from identified flood risks, over the lifetime of the development.’</i>	Wording added	Y
NPP 16	Amend site boundaries to match with LP boundaries and add We would recommend that the wording from the submitted Local Plan policy is added into this policy to ensure consistency across the neighbourhood plans, ‘demonstrate the safety of any residential development and future occupants from identified flood risks, over the lifetime of the development.’	Boundary amended and wording added	Y
NPP 17	to ensure consistency across the neighbourhood plan add wording, ‘demonstrate the safety of any residential development and future occupants from identified flood risks, over the lifetime of the development.’	Wording added	Y
NPP 18, 19, 20	Dalton Fuchs, Library, Babington If new developments are proposed then a sequential test will need to be undertaken for this site	See additional comment from EA below	-

Section of the Plan	Comments	Amendments Proposed	Amendments Made
NPP 18	<p>The Coppice Brook Culvert runs through the upper part of this site. Having a detailed site allocation policy within the Neighbourhood Plan gives the opportunity to deculvert the Coppice Brook at this point, providing the opportunity to provide biodiversity and flood risk enhancements through the naturalization of the culvert. We would recommend the following worded is included within this policy.</p> <p><i>‘Any development proposals should look to deculvert the Coppice Brook. Any scheme to deculvert should aim to provide biodiversity net gain, and look to reduce flood risk to the site and others’</i></p>	Wording added	Y
NPP 19	<p>If the proposals are for a change of use then the sequential test would not be necessary, however as it is not clear what type of development is being proposed.</p> <p>We would recommend additional wording is incorporated within point 3 of the policy to say</p> <p><i>d) that development is steered to areas of lowest flood risk on the site in line with the requirements of the sequential test, and generally the sequential approach.’</i></p>	<p>Orange flood defense is EAs for Coppice Brook flood defense along river Derwent is 3rd party and shown as higher ground – would not meet current standards.</p> <p>For information : Local Lead Flood Authority DCC they have remit to deal with surface water run off since 2015</p> <p>Richard.ward@derbyshire.gov.uk</p> <p>Wording added</p>	Y
NPP 20	Development should be steered away from the areas of highest risk and we would suggest that given the small area that flood	Agree clarify policy wording to make it clear no inappropriate development in flood zone 3	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	zones 3a and 3b cover the site, that the redline boundary is revised to remove these from the allocation site boundary. If this is not possible then additional policy wording should be included to ensure no development in flood zones 3		

Environment Agency Additional Response (9/5/19)

Section of the Plan	Comments	Amendments Proposed	Amendments Made
General	The Environment Agency made comments on the requirements for the sequential test to be undertaken as for a number of the sites it appeared that these were new site allocations. After further discussions, it was highlighted that the all the sites not already detailed in the emerging Amber Valley Local Plan, bar the Babington Hospital allocated site, are allocated sites in the existing Amber Valley 2006 Local Plan and as such it would be unreasonable to ask the neighbourhood plan group to produce a sequential test for sites that are already allocated sites.	Noted	Y
NPP 19	Babington Hospital is the only site that is neither an existing allocated site, nor a proposed allocated site in the emerging Local Plan. If the development proposed is anything more than a change of use of the existing buildings, ie proposing new development on the site, then the sequential test would need to be undertaken on this site. Paragraphs 61, 62 and 63 of the Flood Risk and	Noted and Wording added	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	<p>Coastal Change chapter of the Planning Practice Guidance (PPG) provides further information on this specifically for neighbourhood planning and I have included the url to this section on gov.uk (https://www.gov.uk/guidance/flood-risk-and-coastal-change#flood-risk-in-neighbourhood-plans).</p> <p>If Babington is to be retained as an allocated site within in the neighbourhood plan then the Environment Agency would ask that the additional points mentioned in our previous response to the neighborhood plan are included within the policy. We would also ask that the flowing is also included within the policy: <i>'demonstrate the safety of any residential development and future occupants from identified flood risks, over the life time of the development'</i>.</p>		
	<p>Given that almost all the sites are either allocated in the existing Local Plan, or proposed within the emerging Local Plan, then we would be happy for the neighbourhood plan to make reference to the relevant flood risk policy found in the emerging Local Plan, as well as the requirements of the NPPF.</p>	Noted	N

Natural England

No specific comments

Historic England

Section of the Plan	Comments	Amendments Proposed	Amendments Made
General	<p>Supporting documents including the SEA and Site Assessment Final Report, has not provided a meaningful evaluation of the significance of the assets, or evaluation of the impact of the development of these areas might have upon their significance. Neither is it apparent that the Outstanding Universal Value of the WHS has been adequately explored in respect of proposed allocations.</p>	<p>Email sent asking for further assistance in drafting policies for Babington and Dalton Fuchs</p> <p>No further response from HE</p> <p>North and East Mills, and Milford Mill allocated in 2005 Local Plan. Assume HE requirements met by AVBC – proportionate approach see NPPG para 040</p> <p>Babington listed buildings – proposal is for change of use to residential due to hospital closure the viability assessment demonstrated this was the most viable use for the building – additional text to be added para 269. this will be added to confirm NPPF 185a and b</p> <p>Wider site including Dalton Fuchs allocated in 2005 Local Plan – important to encourage reuse of the building optimal use of building and wider social, economic and environmental use greatest concern (this is NPPF test at 185a/b)</p> <p>BTC study identified Fuchs sites a best for hotel – housing element removed</p>	Y
	<p>In the absence of a proper assessment of the degree of harm which the proposed Allocations might cause to the historic environment or, indeed, what measures the Plan might need to put in place in order to ensure that any harm is minimised the Plan</p>	<p>The impact on Babington will be minimal – no new development only change of use</p> <p>Dalton Fuchs – policy wording amended to hotel or mixed use- but to ensure no loss to the significance of the building and reference to need to seek optimum viable use</p>	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	cannot demonstrate that the sites it is putting forward for development are compatible with the Plan's own policies for the protection of the historic environment.		
	In the absence of a proper assessment of the degree of harm which the proposed Allocations might cause to the historic environment or, indeed, what measures the Plan might need to put in place in order to ensure that any harm is minimised the Plan cannot demonstrate that the sites it is putting forward for development are compatible with the Plan's own policies for the protection of the historic environment.	<p>It is suggested that this comment presumes all the sites are being allocated in the NP in fact only one site with a LB (Babington) is allocated</p> <p>Dalton Fuchs site remains part of a housing site policy in the 2005 Local Plan - use of information from heritage comment on 2012 application will provide additional context see AVA 2012/0228</p>	Y
	<p>Para. 185 sets out that Local Plans are required to demonstrate a positive strategy for the conservation and enjoyment of the historic environment. In terms of potential site allocations, we would suggest this means identifying sites which are compatible with the requirements of national policy.</p> <p>The sites that are allocated will be likely to "contribute to protecting or enhancing the historic environment". Therefore, it has not shown</p>	<p>Need to emphasize impact of empty LBs in the center of Belper's CA on the significance of the asset – the the deterioration of the buildings and that the allocations are putting them to viable uses consistent with their conservation</p> <p>Impact these buildings have on the character of the place and how new development will make a positive contribution to local character</p>	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	that it is likely to deliver sustainable development in terms of the historic environment		
	unclear wording of a number of the policies relating to allocations within the document. In some instances, these actually accept harm (albeit less than substantial) and in others elide their terminology	Wording has been amended and proposals are now required to safeguard heritage assets including LB, CA and WHS to be consistent with NPPF (wording from emerging Local Plan)	Y

Coal Authority

Section of the Plan	Comments	Amendments Proposed	Amendments Made
General	more detailed consideration is given to those sites noted for potential development within the Neighbourhood Plan, and not allocated in the Local Plan, and whether or not coal mining legacy or surface coal resource is present and what implications these may have for development proposals. Data provided to the LPA	As AVBC have not raised this as an issue it is assumed that there are no risks from former coal mining activity on the site allocations	N

Highways Agency

Section of the Plan	Comments	Amendments Proposed	Amendments Made
General	Impact on the A38 needs to be considered	A38 is outside the NP area – the impact of growth in the area is addressed by AVBC.	N

Severn Trent Water

Section of the Plan	Comments	Amendments Proposed	Amendments Made
General	<p>Strong support for NPP 3 and SUDS policy</p> <p>Assessment of potential impact of sites provided – these will be added to the NP</p> <p>Notes STW do not say this will prevent development just requires more assessment and mitigation</p>	Assessment added to the sites descriptions.	Y

NHS Property Services

Section of the Plan	Comments	Amendments Proposed	Amendments Made
NPP 19	<p>The allocation of Babington Hospital for redevelopment in draft policy NPP 19 is supported by NHSPS as it allows for flexibility within the future uses of the site. In particular, supporting Paragraph 260 states that <i>'It is not yet clear whether or not they plan to keep the existing clinic and its car park only and sell off the Hospital and associated buildings.'</i> The NHS requires flexibility in its estate, therefore the retention of the above sentence is imperative for this to happen</p> <p>Remove ref to 2019 for when the hospital is vacated.</p>	The response indicates uncertainty about when the hospital will be vacated. Further information will continue to be sought to clarify when the site will be available.	Y

WYG on behalf of Peveril Homes

Section of the Plan	Comments	Amendments Proposed	Amendments Made
General	<p>Your Neighbourhood Plan rightly recognises that the issue of the allocation of land at Far Laund is “strategic” and therefore the Neighbourhood Plan should not seek to review or change the Local Plan proposals for that part of Belper.</p> <p>Do not support Bullsmoor being green belt as set out in NP (based on AVBC GB review)</p> <p>Peveril remains concerned that the strategic role of Belper as one of the four main towns in Amber Valley is not represented by the proportion of housing which is allocated to it in the current Local Plan. There should be additional housing requirements provided in the Belper area both in the Local Plan period and beyond and the Neighbourhood Plan should recognise Belper’s status in this regard – notwithstanding the heritage constraints within the town. It is noted that the Neighbourhood Plan allocates certain ‘brownfield’ sites for development. However, the deliverability of these can be questioned. The Neighbourhood Plan should reflect in due course the potential for greenfield land development on the edge of Belper to ensure that it makes a fair and reasonable contribution to housing needs across the borough as a whole.</p>	<p>Noted: The Built framework policy as amended does allow for some development contiguous with the development boundary</p> <p>The NPWG recognizes the role of Belper and seeks to meet housing need by allocating more than is proposed in the emerging local plan on brownfield sites.</p>	Y

WYG on behalf of Cedar House Investments

Section of the Plan	Comments	Amendments Proposed	Amendments Made
NPP 22	<p>The western former car park remains in the Green Belt as an anomaly and the Green Belt boundary at this point should follow the River Derwent.</p>	<p>This site is located in a prime location to maximise the tourism offer – seeking the provision of a car park on the site – where possible remains an important policy objective for this site Retain ref to need</p>	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	<p>Issue related to removing the green belt boundary is for the Local Plan</p> <p>Did not support provision of a car park or coach park on the site</p> <p>Further e-mail exchange confirmed community's desire to see the site layout to allow walking/cycling access to Belper Meadows</p>	for public car park – keep general requirement to maximize link with river and need to link to Belper Meadows	

DPP Planning on behalf of F1 Real Estate

Section of the Plan	Comments	Amendments Proposed	Amendments Made
Para 63 and Map 5	Map 5 does not in fact show all the listed buildings and structures	Noted this map was not produced by the NP group the text does mention the other listed structures – map 5 removed	Y
Format	Remove community objective as referred to at the end of each section leave them all in at section 10	Amended	Y
CO 8	General support – so long as no need to await development on west mill to proceed with North and East Mill	This is not what the CO requires	Y
NPP1	Pre-application engagement should relate to major development only in NPP1	Amended	Y
Para 103	object to reference to apparent inactivity – there is a full pp and LB consent application currently under determination	Amended	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
Obj 10	Clarify North and East Mill redevelopment not retail led	Amended	Y
NPP 3	the policy is overly prescriptive, which may not provide sufficient flexibility to consider individual site contexts.	<p>Given the landscape sensitivity, green belt and WHS status it is not considered that this policy is overly prescriptive, it is contested that it is 'clear and unambiguous. ... and is drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.'</p> <p>Paragraph: 041 Reference ID: 41-041-20140306</p> <p>However NPP 10 general design policy has added a clause re innovative high quality design</p>	Y
NPP 11	Regeneration schemes such as Belper Mills will fail the objectives set out in the policy. This is no more evident than within Objective 5. Which requires the inclusion bungalows or level access accommodation for developments over 100 dwellings within a 5-minute walk of the town centre. This policy should be written more flexibly to allow for site specific circumstances. An exception for large regeneration	Noted NP wording to include some flexibility when the scheme is bringing back into use a heritage asset	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	projects such as Belper Mills, should be considered within the policy as the purpose of such projects is to kickstart regeneration in the area rather than focus on specific requirements such as a mix of housing types		
Para 193-196	FI-REM reassure the Town Council that they are actively pursuing the preservation of the East and North Mills, through the submission of a full planning and listed building consent at Belper Mills. In due course FI-REM will also pursue the ongoing maintenance of the Horseshoe Weir and are actively working with the LPA through ongoing discussions.	Noted	
NPP 12	Purcell Outline Master Plan 2017 is now considered out of date following the submission of a further masterplan	Update ref to master plan	Y
Para 228	Assembly and Leisure should be referred to as Class D2.	Amended	Y
Para 232	Description of development needs up dating to reflect planning application a simple overview of the wider regeneration proposals and the intended uses previously set out in preceding paragraphs would provide sufficient information on the proposals as progressing, without prescribing the exact requirements of any future developments, ensuring flexibility to adapt and respond to market changes.	Amended	Y
Para 233	Description as meeting housing needs of over 50s has been amended based on consultation with AVBC and public consultation - The need for diversity extending	Amended	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	beyond the over 50's was considered and dismissed, as well as the acceptance to integrate Belper Mills with the River Gardens.		
Para 234	supports the inclusion of a public viewing platform at the East Mill on going discussions are taking place with AVBC	Noted	
Para 236	Remove ref to outline master plan – it is out of date	Amended	Y
Para 240	F1 Estates amend to F1 Real Estate Management	Amended	Y
NPP 23	Support	Noted	
Aspirational Policies	Further clarity is requested as to the specific role of the aspirational policies.	Change section heading aspirational policies into community aspirations <i>Tourism to become a policy discuss with NPWG</i>	?
LCA 02 Belper Town Centre Map	The Belper Mills site is shaded dark green on the inserted map. However, it is unclear what is indicated through the key provided as the reference on the Legend is missing.	Error in map on page 31 of HCA - dark green is education needs labelling mills classed as dark green this is incorrect should be pink like north mill Errata note added as footer on NP page 111	

Belper North Mills Trust

Section of the Plan	Comments	Amendments Proposed	Amendments Made
Research to identify an enhanced sustainable and viable	Study to be commissioned to develop recommendations for an enhanced visitor attraction on the Belper Mills Site that is sustainable, viable, and matches the aspirations of the Trust's vision and its	This information to be added as part of enhanced tourism policy	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
visitor attraction for Belper	place within a regenerated Belper Mills complex. The work will recognise the history of the Belper Mills site and its unique contribution to and within the DVMWHS, identify the optimum size and location of the visitor attraction including any required building modifications, as well as the operational and economic implications and put forward a phased implementation plan Report will be completed summer 2020		
Proposal to create three circular walks	There are three other walks that are being promoted	No – these are existing walkways that are being signed not new routes per se – ref to them as part of evidence of growing tourism opportunities instead	Y

Planning and Design Group (on behalf of Wheeldon Brothers Limited)

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	Beyond the statement that ‘The NP4B has also been drafted using the evidence base for the Submission Local Plan’, no evidence in the form of basic conditions statement is presented.	A Basic Conditions Statement is not required until the Plan is submitted at Reg 15	N
NPP 2	housing policies entirely contradict the relevant spatial policy framework by attempting to limit sustainable development and appear to be	The NP allocates more sites than is proposed in the emerging Local Plan – and NPP2 has been amended to be in conformity with the NPPF and district policy accepting some	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	negatively geared to oppose the allocation of land beyond the existing built framework	development adjoining the BF may be acceptable	
	Statement that 'only limited weight can be given to the Belper Lane policy due to the stage of the Local Plan which has not completed examination and is yet to be adopted by the Borough Council is incorrect.	Policies in the emerging Local Plan have some weight but are not adopted policies amend sentence to reflect	Y
	'AVBC have allocated one greenfield site for housing growth in the parish. It is the contention of BTC that this allocation does not constitute sustainable development' To present housing policies in the pre-submission Belper Neighbourhood Plan that directly contradict emerging strategic planning policies means that the basic condition of the pre-submission Belper Neighbourhood Plan being in 'general conformity' with such polices has been failed entirely.	The NP does not directly contradict the eLP. The NP accepts that once the LP is made the BF boundary will move around any sites allocated. The text here is stating the views of local people it is not reflected in any NP policy. It is contested that with the wording amendment to NPP2 and the BF the and the allocation of additional sites within the BF the NP is in general conformity with the eLP.	Y
	The majority of sites identified for housing development within the Pre-Submission Draft Neighbourhood Plan are not deliverable in the terms of Annex 2 of the NPPF.	Annex 2 requires sites to be deliverable in 5 years. North, East and West Mills, the Library Site, Ada Belfield and North Derwent Street are deliverable. The NP runs to 2035 and there is no requirement for all the sites to come forward in 5 years. It is expected that the change of use	N

Section of the Plan	Comments	Amendments Proposed	Amendments Made
		to residential at Babington will deliver housing in 5-10 years.	
	in relation to land to the east of Belper Lane, the pre-submission Belper Neighbourhood Plan appears to have omitted reference to the site's positive history and assessment that led to its proposed allocation and the recommendation of planning approval to committee.	The NP is not required to promote sites put forward by developers. The NP states that the Belper Lane site is allocated in the eLP.	Y
	The NP relies on housing need assessment figures, which do not take account of the HMA agreed requirement to meet an element of Derby's unmet need.	AVBC have not provided a housing requirement figure for Belper. In this absence a HNA was produced by AECOM using an established format. It is accepted that the HNA figure is a demand side figure only and given the heritage and landscape sensitivities it is unlikely that demand can be met in full in Belper (if development is to be sustainable). <i>The HNA is being updated to provide a figure to 2035</i>	HNA figures may change
	The most recent published Housing Land Supply Assessment (2016) highlights that Amber Valley Borough Council can only evidence 3.2 years' worth of housing land supply	The most recent assessment October 2018 is that AVBC have a 5.14 housing land supply.	N
NPP 3-9	Within Policies NPP3 to NPP9, while we entirely agree with the aspiration to protect character areas, we object to the words 'are required to' in that the policies will be too rigid	Change words to 'should demonstrate that...' and format of NPP3-7 is being amended and simplified	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	and will not allow for a sufficient degree of flexibility or innovation.		
NPP 11	NPP11 seeks to restrict housing mix to that defined by a very locally specific housing needs assessment	The HNA still proposed a mix of housing – the findings were in general conformity with the SHMA	N
NPP 12	Object to inclusion of Whitehouse Farm professional historic assessment submitted in connection with the application for the demolition of the property.	HE letter of 30 October 2017 in response to planning application AVA/2017/1128 white House Farm is a Strutt Farm and Strutts Farms are attributes of the DVMWHS.	N

Belper Town Council

Section of the Plan	Comments	Amendments Proposed	Amendments Made
NPP18	Hotel Feasibility Study Dalton Fuchs most appropriate site	Amend policy to identify hotel or mixed use	Y

Rugby Club

Section of the Plan	Comments	Amendments Proposed	Amendments Made
APP1	Amend Map 16 to realign footpath around rugby club	Amended	Y

Protect Belper

Section of the Plan	Comments	Amendments Proposed	Amendments Made
General	<p>AECOM process for defining housing number based on historical growth patterns</p> <p>HNA figures exceed AVBC assessment</p>	<p>The basis upon which the HNA was undertaken is in conformity with the HMA approach and in accordance with National Planning Policy Guidance</p> <p>The HNA figures are demand side calculations only and this is explained in the assessment (ie it does not take into account the constraints on the supply of land) AVBC have not provided a housing requirement figure for Belper.</p>	N
	Constraints on growth due to limited infrastructure are not reflected in the NP.	The NP seeks the redevelopment of brownfield sites – the capacity and junction issues on Bridge Street are referenced in the policy. The additional growth proposed is on sites that have previously had traffic movements. The NP cannot proposed less growth than is set out in district policy.	Y
	Para 98 list of sites included – not clear why some discounted	The table of sites is 1.1 of AECOMs site assessment –agreed to replace appendix E with this table	Y
	New dwellings should be primary residence only max % of new dwellings as second homes?	<p>The St Ives NP does have a policy on primary residency the evidence base was the 25 % of existing housing stock that were second homes - you need to have robust evidence to demonstrate that the free market sale of dwellings in a community to people who don't already live in the community is having a material impact on services – NPs that cannot provide this evidence have had this policy rejected at examination.</p> <p>I don't think there is sufficient evidence to support a policy of this sort.</p>	N

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	NP should encourage higher environmental standards in construction	Policies on the use of renewable energy have been added. The requirement to meet Code for sustainable homes standards was removed by the government in 2015 – however policy on energy efficient design will address this as far as is possible	
	Monitoring	The NP policies will be monitored to assess their effectiveness. Monitoring downsizing requires accessing data not available	
	Specific paragraph amendments and comments – most of these points are repeat of the comments from responder 1 and have been addressed above	<p>Noted re proposed extent of green belt around Bulls Moor Farm</p> <p>Use of key view points is in addition to the rural setting – recognized planning approach but not part of UNESCO legislation</p> <p>Channels rather than jitties tbc by the NP group</p> <p>Add Bargate to LC06</p>	Y
	Query inclusion of word 'within' re NPP 6 2 in relation to Belper Parks Nature reserve	Agree remove word within	

Residents Comments

Respondent 1

Section of the Plan	Comments	Amendments Proposed	Amendments Made
General	No mention of plan review	Section 25 does include review	N
	paragraphs 10, 11 and 12 do not mention the changes required to meet the challenges of Climate Change during the period of this plan and the importance of sustainable development, which underpins the national planning framework.	Sustainable development is mentioned throughout see para 22, section 12 titled sustainable development, para 149, 150 NPP2 sustainable development, para 208 The inclusion of a renewable energy policy and justification text will add more in this area	Y
Para 27	Can NP4B confirm their interpretation of Sustainable Development	Yes it does so throughout the document	Y
Para 44	Despite being AVBC policy some consideration must be made for the challenges of adapting properties in Belper and the challenges of nursing/community support driving around a road infrastructure developed before cars and large car ownership. Has the environmental impact of this policy been factored in by AVBC adopting this policy?	Point noted – question mainly for AVBC	N
Para 45	There is also the opportunity to free up larger family homes by offering more suitable elderly homes in the same locality, maintaining the community.	Agreed this point to be added at para 45	Y
49	The housing need report by AECOM is already significantly out of date with Derby City reviewing and changing their need, and demand on AVBC, annually.	NPWG will get HNA updated to make it extend to 2035– annual assessment not proportionate	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
54a	The new proposed Greenbelt covers the whole area threatened by development, not just Bullsmoor, e.g. Pottery Farm	Noted text amended	Y
59	In terms of Belpers Unique character perhaps should mention only Market Town in UK with WHS designation. Should also include the Outstanding Universal Values of Belper.	Noted text added	Y
	missed the significant South Mill, the original Mill, who's basement dating back to 1776 is still in location and a valuable asset as the location of the 2 hydro turbines generating renewable power. Map 5 does not show south mill	Outline Master Plan removed from NP – info on south mill added ' <i>The replacement textile factory, built by English Cotton Company, on the West Side of the Belper Mill complex site was built following the demolition of the Round Mill, Junction Mill, reeling Mill and West Mill with its jubilee clock, in the 1960's. Aristoc took over in 1993 and vacated in 2016. It is now a site allocation in the Submission Local Plan and in the NP4B Map 5 removed</i>	Y
CO 3	Add positive to enhancing heritage asset	Amended	Y
	Farms have a significant impact of the character	Amended – additional speculation about future of farms not added	Y
	Map 8 – No Coppice Brook	Map 8 is a map Garry hall did I can ask him to amend	?
CO6	What does High Quality mean, it needs to include Sustainable.	High quality is used in the NPPF and is a recognized term phrased added energy efficient buildings policy added on energy efficient buildings	?
CO7	Should farms be added?	Paragraph can be added re farms and contribution to local economy Additional text added at para 48 and 49	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
CO8	Possibly you should refer to the Belper Mill Complex on both sides of the road rather than mentioning specific building and missing important elements, such as the South Mill, Watercourses, the Gangway.	Agree amended	Y
	Could all 11 sites be listed as not sure if sites I am aware of have been considered and if not included why. Why doesn't Abru get a mention.	11 sites added as appendix E with explanatory note	Y
	One of the Ministers visiting Belper following the GB High Street win strongly recommended including an agreed % mix of independents within the town to retain and protect its unique qualities	Planning policy cannot impose this requirement	N
	Ref to new developments accommodate EV's reducing air pollution, and encourage support share schemes and bus services.	Section added on encouraging renewable energy and EV includes Community Objective, and 2 policies	Y
	Ref to Belper railway station and aspirations for electrification	The electrification of the line desirable but out of scope of NP but is supported by the TC footnote added on page 12	Y
	Couldn't new development in the Town Centre being innovative, sustainable and modern	It can so long as it does harm the character of the CA – this general approach to new development is added in NPP10 'Well-designed buildings should be appropriate to their location and context – this may include innovative and contemporary design solutions provided these positively enhance the character and local distinctiveness.'	y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	This whole section misses the need to build more sustainable homes, compensating for the volume of older buildings that are classed as hard to treat for energy efficiency. All new houses need to be Level 5 Code for Sustainable builds. This is a Belper specific issue due to the number of older properties in conservation areas.	Code Levels have been abolished by government – however policy on energy efficient design will address this as far as is possible	Y
	Belper South Mill is not on the HER list	No longer above ground – ref made to archeological heritage under Mill sites	Y
NPP 17	should include the maintenance of the waterways facilitating of Hydro Power generation on the former Milford Mill site, using the original waterways running through this development site	The opportunity for more hydro power at Milford Mill has been addressed in section on renewable energy	Y
NP 22	Proposed use for housing for Ada Belfield better for retail? Babington for hotel?	The viability assessment of these sites is provided in the AECOM study – the ADA Belfield site and Babington Hospital site are preferred for housing – there is no identified need for more retail and the preferred location for a hotel is the Dalton Fuchs site.	N

Respondent 2

Section of the Plan	Comments	Amendments Proposed	Amendments Made
General	LCA 06 (page 57) – Bullsmoor is just one part of this area which also includes Pottery Farm, Cherry House Farm etc &	Noted and text amended.	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	this needs to be made clear I think to avoid confusion. Also could mention Bargate in sentence about coalescence.		
	A network of designated PRoW crosses the area and provides permeability" what does this mean	PRoW written out in full	Y
	54b – doesn't seem to be actually opposing deletion of Green Belt at Laund – seems weak	Footnote 29 explains the status of the green belt review – the status of Far Laund is unclear given the withdrawal of the eLP on 22 May	Y
	Cycling p97 – given that many people don't work in the town, should also be looking at improving cycle routes out of from Belper to Derby for example.	The NP supports the Derwent Cycle way which runs through the Plan area – the NP cannot propose actions or policies outside the parish.	N
	Housing numbers - Belper has taken a high % of housing already in Amber Valley so that given this & the constraints from the World Heritage Site & Green Belt & landscape character, need to be very careful about not saying that we can build more than we are able without harm to these areas.	Agreed NP approach is to focus growth on brownfield sites	NA

Respondent 3

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	Supports the provision of a free car park <i>'I believe the</i>	Not a land use planning issue – BTC do not wish to influence AVBC	Y

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	<i>proposal in the neighbourhood plan should be modified to say that alternative free car parking should be provided to allow for at least the same number of cars when any existing free car park is closed</i>	parking policy where receipts will be funding council services	

Respondent 4

Section of the Plan	Comments	Amendments Proposed	Amendments Made
	NP4B assume s a higher density that is required the eLP calls for an extension to the white moor estate only to 2028	The site allocation in the eLP does not reflect housing need but the constraints on green field development around Belper	Y
	Use Ada Belfield site for Car park	DCC own the Ada Belfield site and will be required to seek a market value for the land – the allocation of the site for housing would meet local need and provide receipts for DCC	N
	Use redundant library for housing unit and improve access to sports facility car park through the site	Agree library to be used for housing – access road to sports car park would be difficult due to highway constrains – NP seeks to keep open the pedestrian link to the Meadows from this site	N