

# BUILT ENVIRONMENT & HOUSING

2<sup>ND</sup> ROUND PUBLIC CONSULTATION

19:30, WEDNESDAY 15<sup>TH</sup> JUNE 2016

ST JOHN'S CHAPEL

FACILITATOR: JONATHAN WARD

## Reporting feedback



The Neighbourhood Plan team has been busy collating the feedback and suggestions following our first round of meetings. There has been some very valuable input to the Built Environment and Housing topic from the last presentation, emails, and engagement with a few interested parties. These submissions and offers of assistance have been very in depth, and it is good that there is expertise and data to draw on in the town.

However, the amount of representation and feedback is still very small, and there is still too much emphasis on housing and not enough on the wider aspects of the built environment, design and connectivity of the town. Work has been going on with an externally funded project consultant to build up a picture of housing needs. A survey with local estate agents is still awaiting responses.

The feedback we have received, via email or our forms has been collated and from this distillation a work stream has been identified for each sub-grouping. There has also been a strong sense of what works and should be promoted, such as success of town centre/high street, the character of the town and its natural assets (river gardens, parks, landscape) and some suggestions for possible sites for development. There is a realisation that housing will be needed, but a strong desire to influence the type, location, design and affordability of it. A map has been developed to catalogue feedback, potential sites for development and areas to improve that needs to be rolled-out for wider public usage.

The results so far are:

- 1. Improve the experience and possibilities of walking around town and its green spaces.**
  - a. More rights of way
  - b. Link up walkways and footpaths between town and important ecological sites and river. Perhaps tie in to Derwent cycle path plans
  - c. Accessibility of paths and access to public toilets
  - d. Concerns over safety and visual impact of derelict sites (e.g. Thorntons)
  - e. New-build sites' design should be in keeping with town character and local heritage
  - f. Preserve 'medieval' network of pathways in Bullsmoor and protect ecological corridor at Coppice Brook
  - g. Bullsmoor, Kirks Lane and Pottery Farm have high value to some residents in terms of green space and walking – suggestion of village green status or extension to green belt designation
  - h. Ensure Belper Parks is well utilised and managed so the maximum number of people can benefit from it whilst preserving its ecology.
  - i. Create and adopt a heritage strategy for shop fronts and commercial buildings to ensure character is preserved and built upon
  - j. Better screening of commercial sites like Vaillant through green infrastructure

- k. Accessibility, cleanliness and overall experience in town centre (e.g. design at human perspective – compare walking on King St to narrow pavements against busy and fast traffic on Bridge St).
- l. Better access on Derwent side of town centre to and through green space.
- m. Improved facilities for younger people with better access and maintenance – e.g. skate park – and new facilities.

**2. Making the most of the mill sites and older housing**

- a. Most obviously, and frequently cited, the main historic mills site by the river gardens and the current concerns over the condition and lack of use of the East Mills.
- b. Suggestions for mixed-use including starter flats, cafes, commerce, culture and tourism.
- c. Opportunities for small business in the mills if the quality and efficiency of the units were better, e.g. for workshops, galleries and start-ups.
- d. Improve the surrounding infrastructure and address flood risks.
- e. Question-marks over Courtaulds' site will raise questions about a whole-site approach to world-heritage area to address town's employment, leisure, housing and cultural needs
- f. Encourage and bring forward development at other mill sites (e.g. Thorntons, Brook House and Grade II listed warehouse at the old Silkolene site).
- g. Ensure development retains WHS status whilst moving parish forward
- h. Identify wholesale ways to permit, guide and manage sensitive retrofit of housing in WHS areas to ensure costs are low, health is high and carbon is reduced.

**3. Reconnecting different areas of town to each other and to transport links**

- a. Concern that parts of town, such as Whitemoor, Parks Estate and Openwoodgate, are disconnected from town centre and each other
- b. Improved transport links in developments in these areas and to A38 (including a suggestion of a tram link to Nottingham)
- c. Consider how town centre(s) should develop for a sustainable and healthy town
- d. Sites available for local services and infrastructure to meet future needs and decarbonisation

**4. Managing sites sustainably in Belper to work for local needs**

- a. Ensure that if current community assets such as children's centres and Abington Hospital are sold off, there are suitable replacement sites that can provide the same functions to where they are needed.
- b. If sites are lost, ensure that these sites provide housing or commercial development the parish needs. For example housing for older and less-able bodied people at the Babington site where infrastructure and topography is suitable.
- c. Keep current industrial sites zoned for industry use (though encourage flexible/modular design to allow different scales and type of commerce and industry to be sited).
- d. Identify possible opportunities at sites like Sandbed Lane, old Cemetery and Pottery chapels and look to infill brownfield.
- e. Greater number of affordable (widest sense) and flexible SME units

**5. Affordable, sustainable housing in smaller plots spread more evenly throughout parish**

- a. Housing should be affordable in every sense – energy, maintenance, access to services and transport in addition to cost to buy.
- b. Consider small developments around Parish in villages and utilise digital infrastructure and delivery services to facilitate this, instead of concentrating on just town centre sites.
- c. Protect against development at/around Pottery Farm and Bullsmoor
- d. Refer to existing work in ECUS report and Historic England/ English Heritage
- e. Increased number of starter homes, and homes for elderly. More homes to cater for less-able residents.

# **“PLAN FOR BELPER”**

your town – Your Plan – your future

## **BUILT ENVIRONMENT & HOUSING FEEDBACK**

Post to: NP4B, St. John’s Chapel, The Butts, Belper DE56.1HX.

or e-mail to: [info@planforbelper.org.uk](mailto:info@planforbelper.org.uk)

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**IMPROVE THE EXPERIENCE AND POSSIBILITIES OF WALKING AROUND TOWN AND ITS GREEN SPACES:**

**MAKING THE MOST OF THE MILLS SITES AND OLDER HOUSING:**

**RECONNECTING DIFFERENT AREAS OF TOWN TO EACH OTHER AND TO TRANSPORT LINKS:**

**MANAGING SITES SUSTAINABLY IN THE BELPER AREA TO WORK FOR LOCAL NEEDS:**

**AFFORDABLE, SUSTAINABLE HOUSING IN SMALLER PLOTS SPREAD MORE EVENLY THROUGHOUT THE PARISH:**