



Heanor and Loscoe 2031



SUMMARY, OPPORTUNITIES
AND RECOMMENDATIONS

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Introduction

‘You don’t have to see the whole staircase, just to take the first step.’

Martin Luther King

This is the Town Council’s first attempt to develop a long term vision for our community and I think that the quote from Martin Luther best sums up the size of issue. With the plethora of surveys, census etc. there is the opportunity to develop a strategy that is based on the best evidence and facts rather than ‘best guess’ The recommendations contained within this document are based upon the evidence provided by the areas listed or referred to in the text of ‘Profile of Heanor and Loscoe’ and whilst not everyone will agree with these recommendations it is important that the Town Council take the lead.

The recommendations are based around those areas which are covered by the 2011 Census and whilst you could argue its only 2 years to the next census by the time that data is analysed it could be 2024 and will mean that we will have lost a number of years to move our community forward.

The areas which are the basis for the recommendation are listed in each of the appendix listed on the contents page of the ‘Profile of Heanor and Loscoe’ document .These, hopefully, will provide greater details on what the recommendations are based upon.

This strategy document and its recommendations is not a panacea for all the towns’ problems and does not pretend to have all the answer but it is a start and will, hopefully generate debate now and in the future. It should be a basis for successor Town Council’s to move our community forward. Which is the reason this document is called ‘Heanor and Loscoe 2031’ in the hope that over the next 12 years future Councils will deliver the recommendations laid out in this document and develop their own.

The Town Council are keen to work in partnership with the Borough Council and other partners to develop a strategy which will allow for long term planning and investment within the Town Council area. Virtually all proposals by the Borough Council to help regenerate the Town have been centred on the Market Place area with little consideration for Loscoe or the other parts of the Town Council area. It is the intention of the Town Council to develop a strategy which covers the whole of the Council’s area.

Finally this is a working document and over time the priorities and conclusions will change

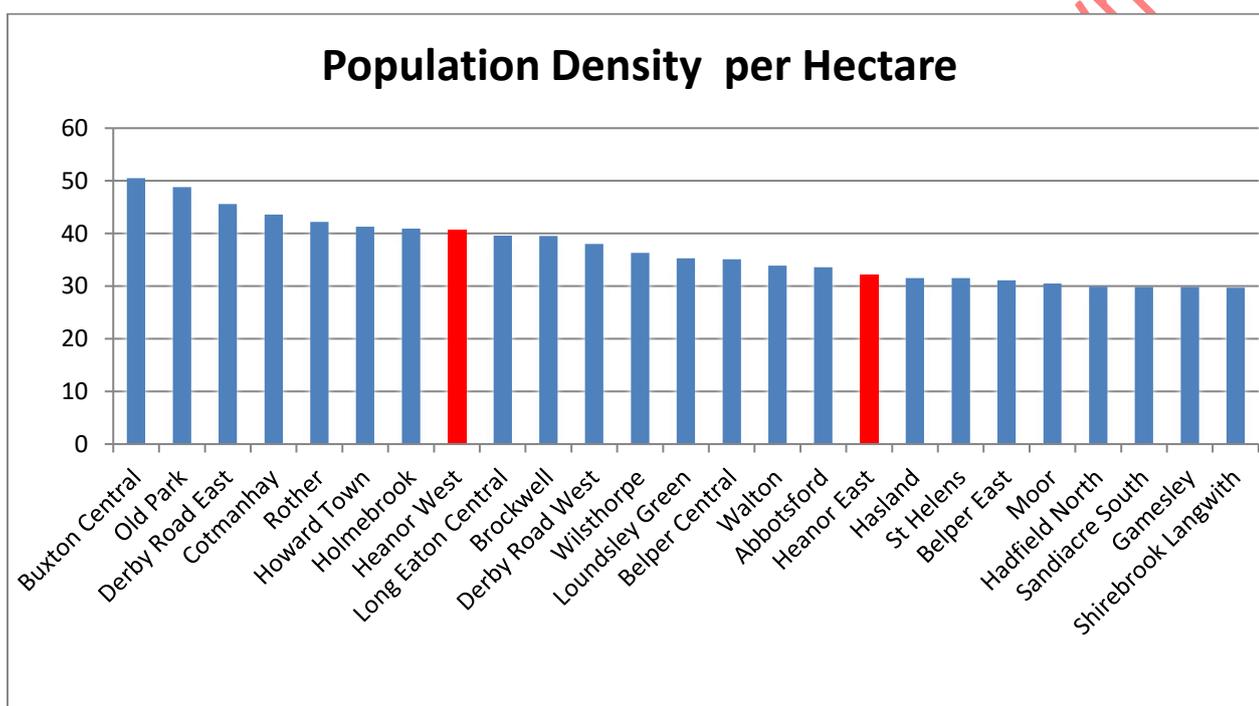
Cllr Paul Jones Leader

Heanor and Loscoe Town Council

October 2019

Population

The population of the Town's area is increasing mainly in line with 2011 census but there are significant variations in each of the wards with Heanor East ward (0.69%) growing at a rate significantly more than the Borough average (0.56%). However, a major concern is the continuing increase in population density in Heanor West which has increased from the 2011 census 40.70 per hectare to revised 2017 figure of 41.74 per hectare. It remains in the top 25 most densely populated in Derbyshire at number 8, as against being at number 12 in 2001 at 37.70 per hectare. This makes Heanor West the most densely populated area in Amber Valley. Heanor East increased in density from number 23 in 2001 (at a density of 30.10 per hectare) to number 17 at 32.10 per hectare. This sees these particular areas create significant problems on the Town's infrastructure which appears to go unrecognised by those making decisions about our Town.



Source: Derbyshire County Council '2011 Census Atlas of Derbyshire' see MAP A

In order to reduce the impact of an increasing population, which is in line with increased planning permissions, the Town Council should look at the differences in the Borough Council still applying section 106 criteria to planning permissions rather than the Community Interest Levy (CIL) A brief explanation of each is set out below:-

Section 106

S106 contributions remain the primary means to ensure that developments pay for infrastructure that supports them. However, only 7% of developments attract a S106 agreement and agreements are by their nature uncertain in terms of what they can deliver. S106 contributions are negotiated between the local authority and the developer, and can pay for anything from new schools or clinics to roads and affordable housing.

The Community Infrastructure Levy (CIL)

Introduced by the Planning Act 2008, local authorities are allowed but, not required, to introduce a CIL. CIL is different to S106 in that it is levied on a much wider range of developments and according to a published tariff schedule. This spreads the cost of funding infrastructure over more developers and provides certainty as to how much developers will have to pay. It is simpler and more transparent

Recommendation

- 1. The Town Council campaign with the Borough, Council County Council and the local MP for the Government to incorporate a wider range of infrastructure costs in planning applications so that the local communities do not become disadvantaged.**
- 2. The Town Council discuss with the Borough Council about the benefits of applying Community Interest Levy to planning applications as opposed to the current Section 106 agreements to planning applications.**
- 3. The Town Council to work with local Partners to look at ways to reducing the number of planning applications for residential housing which will raise specific problems in Heanor East and Heanor West.**
- 4. The Town Council discuss with the Borough Council the introduction of a population density threshold policy when considering future planning applications.**

Housing

There are three main issues with housing in Heanor and Loscoe

1 Location

2 The type of housing being built

3 The cost of housing

Location

The location of housing in the town is mainly governed by the Borough Council's Local Plan which is currently in abeyance. The main sites identified in the 2018 plan are covered in the supporting profile document and the Town Council's comments are set out in appendix 2 to this document. However, the comments and recommendations set out in the population section of this document are a significant part of the housing position. In line with that it is also recommended that the Town council

- 5. Actively engage with the Borough Council on their revised Local Plan.**
- 6. Oppose any development of housing on greenbelt.**

Type of Housing

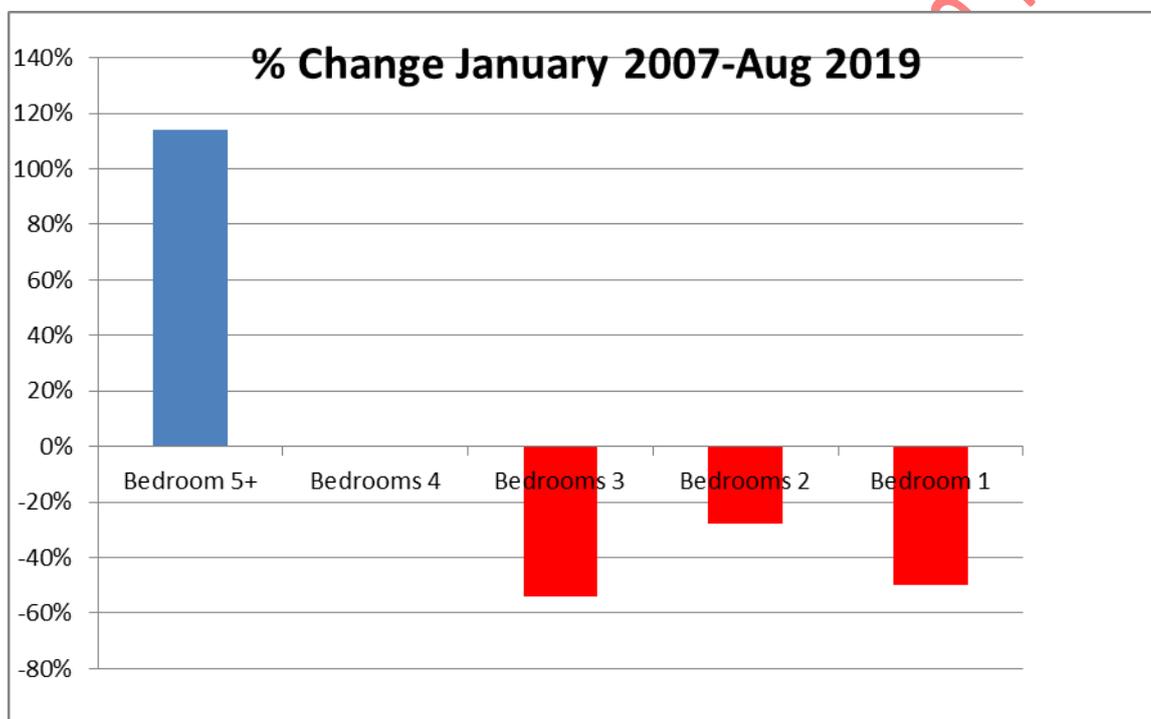
In Derbyshire County Council's 'Older people's housing - commissioning strategy for Derbyshire 2019 to 2035' it states about Amber Valley '.....There is ... a lack of mainstream housing suitable for older people who wish to live in the local communities.... Any new developments should provide a mix of tenures to

extend choice and options to older people and reflect local housing affordability.... Encourage development of housing that enables downsizing and independent living in older age across all tenures....'

This is a statement which we believe also reflect the position within the Heanor and Loscoe area and it is a worrying trend within the Parish that new builds do not reflect this or the housing demands of the local area

Indeed statistics show that Heanor and Loscoe have the lowest percentage of two bedroom properties across Amber Valley and Derbyshire. Both Heanor East and West wards have the lowest number of 1 bedroomed property than Amber Valley Derbyshire and the East Midlands. Yet the Parish has the highest percentage of 3 bedroomed properties more than Amber Valley, Derbyshire and the East Midlands. This in-balance needs to be rectified to stabilise the local housing market and it will only be through the local plan and working with the Borough Council that this can be achieved. Also given that Heanor West is the 8th most densely populated ward in Derbyshire and the highest in Amber Valley building larger properties will only make the situation worse. The graph below shows current trends

Number of properties advertised for sale by number of bedrooms between 2007-2019



Source: Home.co.uk

This clearly shows that the trend locally is to build larger properties which prevent current residents from downsizing,

In the Borough Council's own current local Plan about the core strategy H1 it states 'The Borough Council will require new housing developments to contribute to deliver the following proportions of housing types within the Borough as a whole:

- A) At least 30% Family housing of 3 bedrooms or more
- B) At least 40% smaller houses of 2 bedrooms or less
- C) Housing for elderly or disabled people such as bungalows or suitable flatted accommodation.

It is this policy that we feel the Borough Council should be adhering to and ensuring that the right profile is developed for our community rather than turning it into a commuter belt.

It is therefore recommended that

7. Town Council look for design briefs for those housing sites within our community which better reflect the needs of the local community and housing market rather than the developers.

8. The Town Council respond to any public consultation on the new Local Plan outlining its expectation for meeting the local housing needs of our community.

Housing cost

The Heanor area has experienced falling salary levels over the last few years and as a consequence purchasing your own home is becoming more difficult. The latest figures as at August 2019 suggest that the average wage in Heanor is £29473 whilst across the Borough it is £33500

Mortgage providers determine how much they would be willing to lend you based on multiples of your salary. Providing you pass their eligibility checks, most will offer 4x your annual salary; some will offer you 5x and a minority with stretch to 6x, under the right circumstances. So, for a £150,000 mortgage, at most lenders the combined salary of everyone who is going on the mortgage would need to be £37,500. Some lenders will accept £30,000, and a minority of them will offer you a loan of this amount if you earn £25,000

With the average house price in the area £150,000 this obviously is a problem for local resident to purchase houses.

This is exacerbated by the a significant fuel poverty in the area averaging 13.68% against a Borough average of 12.4%, Derbyshire 11.6% and England of 11.1% this has an impact on people's ability to move

Fuel poverty is defined by the government as a household whose fuel requirements are above the national average, and if they were to try to reach those requirements, their leftover income would sit them below the official poverty line.(6 Jun 2019)

On this basis Amber Valley need to be providing more affordable housing for Heanor and Loscoe residents based upon their own definition of 'affordable housing ' as "...housing which can be accessed by households with an income that is below the median income of all households within Amber Valley...and households that fall into this category should not spend over 25% of their income on housing...", this explanation is in accordance within the Housing Needs Survey2 and the Government definition of affordable housing that includes subsidised and nonsubsidised housing to meet the housing needs of people unable to meet local housing costs.

However, Amber Valley has consistently under performed on the provision of affordable housing and, whilst welcoming the new administration's decision to enforce a 30% minimum target in new housing

developments this percentage will not be enough to meet the housing needs of our community. It also needs to be more reflective in those areas it has identified as a priority area. If developers decide to offset the provision of 'affordable' housing in their development by a commuted sum as defined in the Borough Council document 'Policy on the use of commuted sums for affordable housing provision' in which it states that '...whilst the aim will be to spend the money within the local housing market area, commuted sums can be used to support delivery at other sites that may be a priority outside the local housing area but within the borough..' then the priority areas need to be defined..

Therefore it is recommended

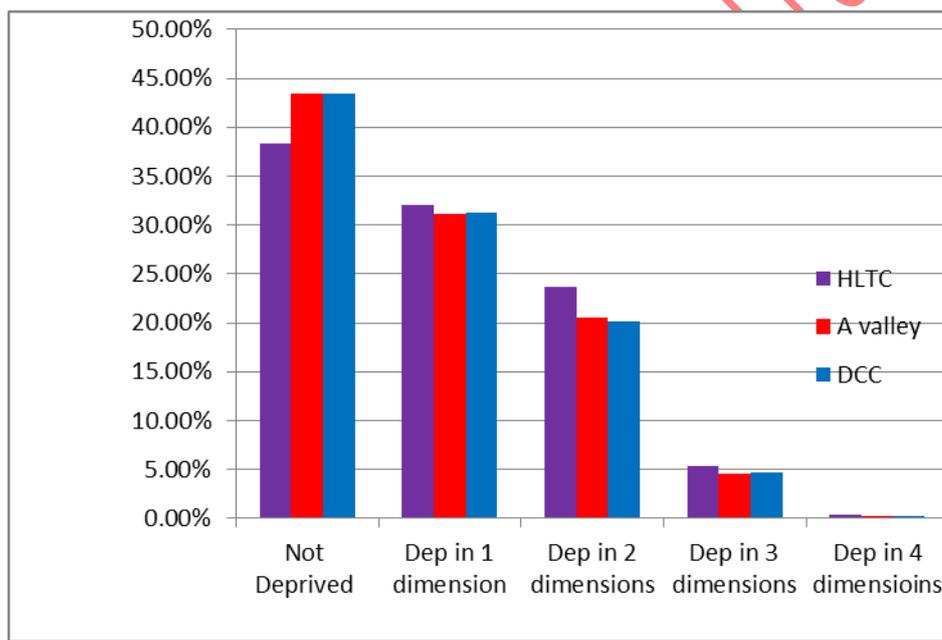
9. The Town Council seek clarification from the Borough Council of where its priority areas are for the usage of commuted sums for affordable housing

10. The Town Council requests the Borough Council increase the percentage of affordable houses expected in certain applications which will help reflect the needs of the local housing market

Economic Activity

As with other former mining areas of the eastern side of Amber Valley the area suffers from significant deprivation as shown in the chart below

A household is classified as being deprived in one to four of these dimensions in any combination.

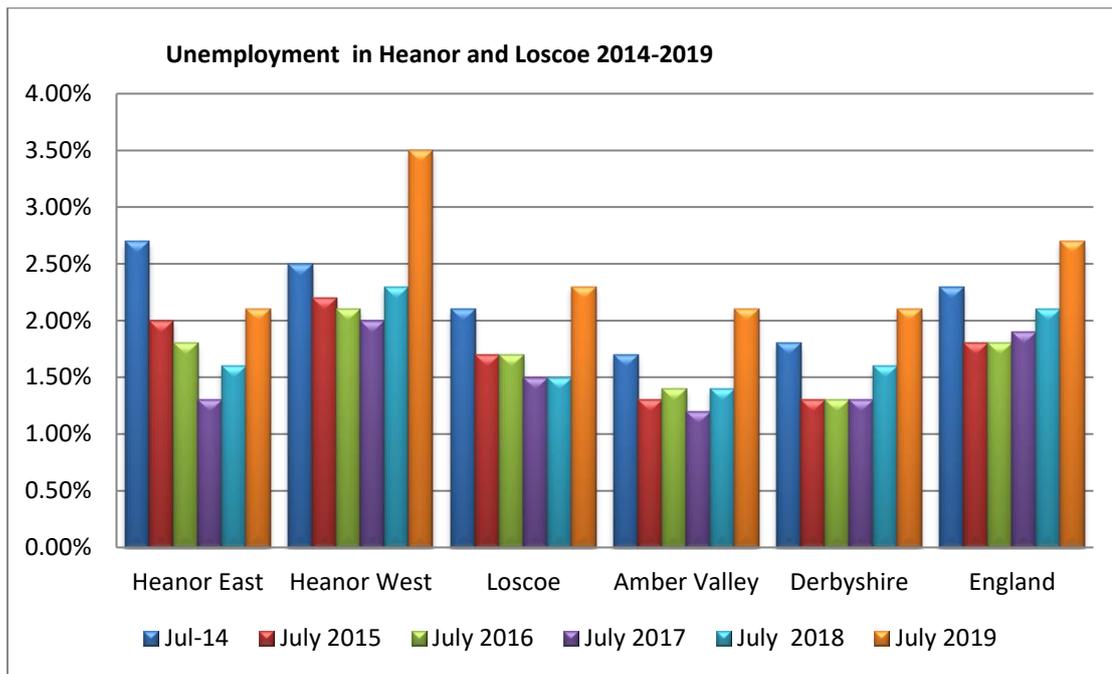


Source: Claimant Count, Office of National Statistics (Nomis), Crown Copyright. July 2019,
Created by: Derbyshire County Council, Policy and Research

The Census measure of deprivation uses the following four dimensions:

- 1 Employment - Where any member of the household who is not a full-time student is either unemployed or long-term sick;
- 2 Education - Where no member of the household has at least level 2 qualifications, and no member of the household aged 16-18 is a full-time student;
- 3 Health and disability - If any member of the household has 'bad or very bad' general health or has a long term health problem;
- 4 and Housing - The household's accommodation is either overcrowded (with an occupancy rating -1 or less), is in a shared dwelling, or has no central heating.

Not only is deprivation a pervading issue within the Town but unemployment is on the increase as shown by the following chart

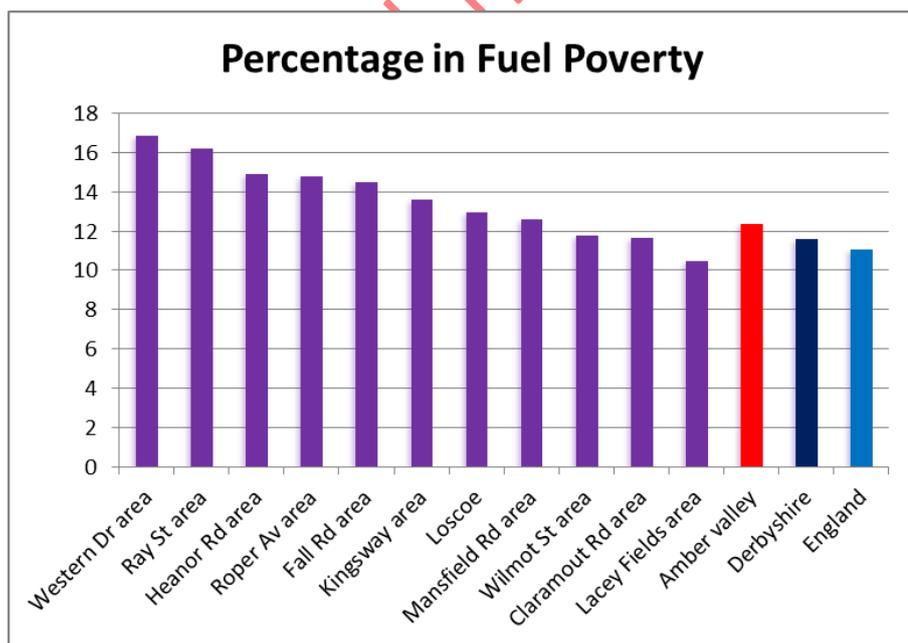


Source: Claimant Count, Office of National Statistics (Nomis), Crown Copyright. July 2019,

Created by: Derbyshire County Council, Policy and Research

In respect of employment opportunities the advice from some of the more high tech companies based upon Heanor Gate Industrial Estate is the ability to attract suitably qualified local people. This is an issue of concern as it only encourages them to recruit outside the area the depriving the local economies of that spend.

Another indicator of deprivation is fuel poverty and Heanor and Loscoe has above the Borough, County and National with 999 households suffering. A breakdown per LSOA is illustrated in the chart below



Source: Department of Energy and Climate Change Sub-Regional Fuel Poverty data.

To support the local community the Town Council are providing facilities for Derbyshire Citizens Advice within the Town Hall for residents to access their service. Also from October the Town Council are supporting weekly advice sessions from the Derbyshire Unemployed Workers Centre also within the Town Hall.

Recommendations

11. The Council look at ways of supporting an apprenticeships with some of our local leading local company i.e. Trent Barton, Matthew Walker , RPC bpi Recycling or the high Tec companies on Heanor Gate industrial estate such as Cullum Detuners g and Solvay .

12. The Council discuss with the County Council and local schools at ways to help improve education attainment and job prospects of the local community.

13 The Council continues to support small business Saturday or other such initiatives. Also to increase number of volunteers within the community we should look at possible workshops around building 'community resilience'

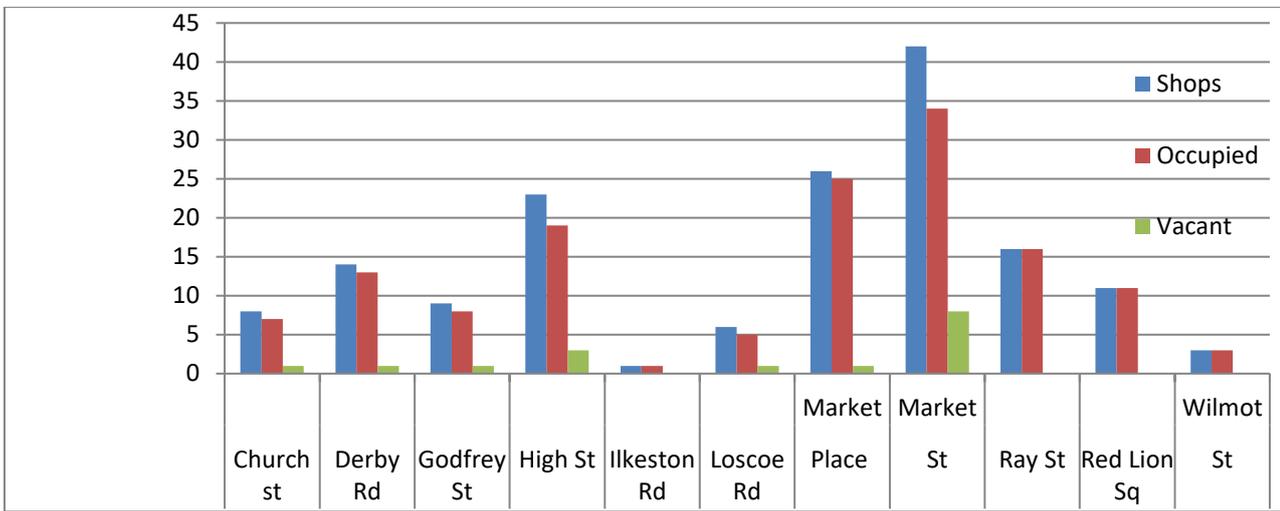
High Street

One of the biggest issues facing the Town is how to reverse the decline in the Towns High street retail.

A recent survey commissioned by the Borough Council, following a request from the Town Council produced the following results (

	Church st	Derby Rd	Godfrey St	High St	Ilkeston Rd	Loscoe Rd	Market Place	Market St	Ray St	Red Lion Sq	Wilmott St
Shops	8	14	9	23	1	6	26	42	16	11	3
Occupied	7	13	8	19	1	5	25	35	16	11	3
Vacant	1	1	1	3		1	1	7			

Source: AVBC Heanor Town Centre Audit Feb.2019- Analysis by author



Source: AVBC Heanor Town Centre Audit Feb.2019- Analysis by author

Another recent survey revealed that within Amber Valley Ripley had the lowest vacancy rate (6.7%), whilst Alfreton and Belper had vacancy rates of 10% and 12.7% respectively). Only Heanor had a vacancy rate which was higher than the national average of 12.7% with a rate of 14.4%.

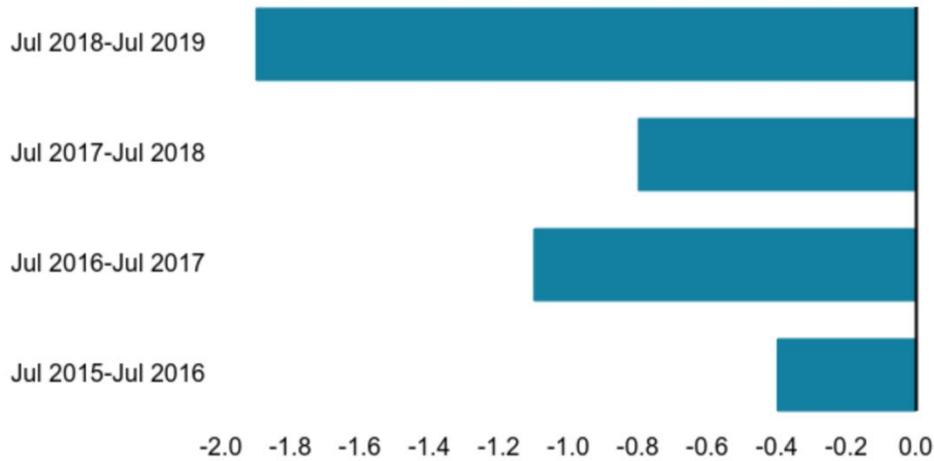
A report on the Vitality index of the retail health of the high street (based on factors, including the level of retail vacancy, 'undesirable' tenants like pawnbrokers, money lenders and bookmakers, and the fit between the retail stock in the town and catchment shoppers) by strategic retail property consultancy Harper Dennis Hobbs, highlighted that Heanor was the 303rd least 'healthy' local authority for retail centres in the UK, based on its Vitality Index, an analysis of more than 1,000 UK shopping districts.

This kind of publicity does nothing to help encourage investment within the Town. However, we have seen the recent opening of a Costa Coffee and an Iceland warehouse on the retail park so this is a good example of national companies wanting to invest in our Town and we must look to build on these positive messages rather than focus on the negative .

However, there is no doubt that the retail sector is going through some radical changes as peoples shopping habits are changing as shown by the graphs below

Fewer shoppers on the High Street

Footfall change year-on-year (%)

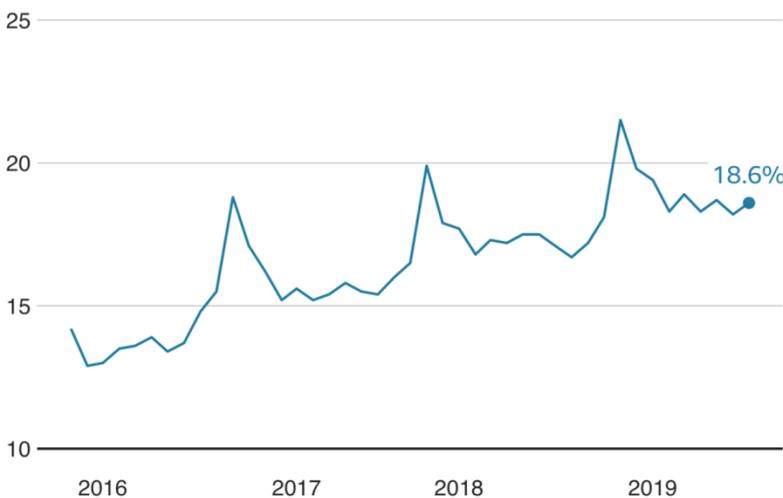


Source: Springboard

BBC

Rise of online spending

Online sales as a percentage of total retail sales



Source: Office for National Statistics

BBC

According to PwC, 1,634 stores opened in the six months to the end of June – a 4% increase on the same period last year – while 2,868 stores shut. The data looks at retail chains with more than five outlets.

From March 2016 to 2019, UK retail lost 106,000 jobs according to the British Retail Consortium (BRC). Those figures are based on data from the Office for National Statistics

The announcement comes after figures showed that about 16 shops a day closed in the first half of the year as retailers restructure their businesses and more shopping moves online.

Lisa Hooker, consumer markets leader at PwC which was behind the research, said retailers had to invest more in making stores “relevant to today’s consumers”, but added that “new and different types of operators” needed encouragement to fill vacant space

A net 1,234 stores shut on Britain's top 500 high streets in the first half of the year, according to research by PwC and the Local Data Company.

That is up from 1,123 in the same period last year and the highest since the survey began in 2010.

Fashion retailers saw the biggest declines in the period, followed by restaurants, estate agents and pubs.

However, there were more openings of takeaways and sport and health clubs.'

It is not possible for the Town Council by itself to address these problems but a need to work in partnership with local businesses, the Borough and County Council to look at ways of improving the appeal of the town through traffic management, planning policy etc. The bid for the High Street Fund is a positive way forward but is NOT a panacea for the problems that Heanor faces but it a low wage economy, lack of diversity in shops, absent landlords, poor traffic management to name but a few.

The Town Council have engaged with the Borough Council about how to improve the Town and it has also suggested to the County Council that the access to Market Place from Godfrey Street be restricted to certain times of the day, the same as Oxford Street Ripley, to try and encourage more public usage of the Market Place.

However, we must look beyond the High Street Fund as that will not be available for some time and the implementation period could be drawn out. Also there is the possibility that the Town may not be successful or that the amount of funding made available will not be as large as was hoped. In all these eventualities alternative solutions must be in place to ensure that the Town is revitalised. But we must not ignore the rest of Parish.

There is a concern about the number of former retail properties that have now been converted to Homes of Multi-Occupancy and this has had a detrimental impact on the high street and its attractiveness to visitors.

The lack of a defined Town centre has also had a detrimental effect in that there is no restriction on non-retail usage this has led to a lack of diversity with the offer made to residents and thus resulted in many residents shopping outside of Heanor. There is also a lack of recognition that the main shopping area of the Town has moved down to the Retail Park and that the only way to attract shoppers up to the Town centre is to increase the number of bespoke shops on the Market Place and create a public realm on the Market Place. Also there needs to be a serious debate about whether the current Market is an effective way of attracting shoppers

The recommendations

14. The Town Centre is extended to include Ray Street, up to its junction with Mundy Street, and Derby Road up to the junction with Abbot Street as part of the local Plan review.

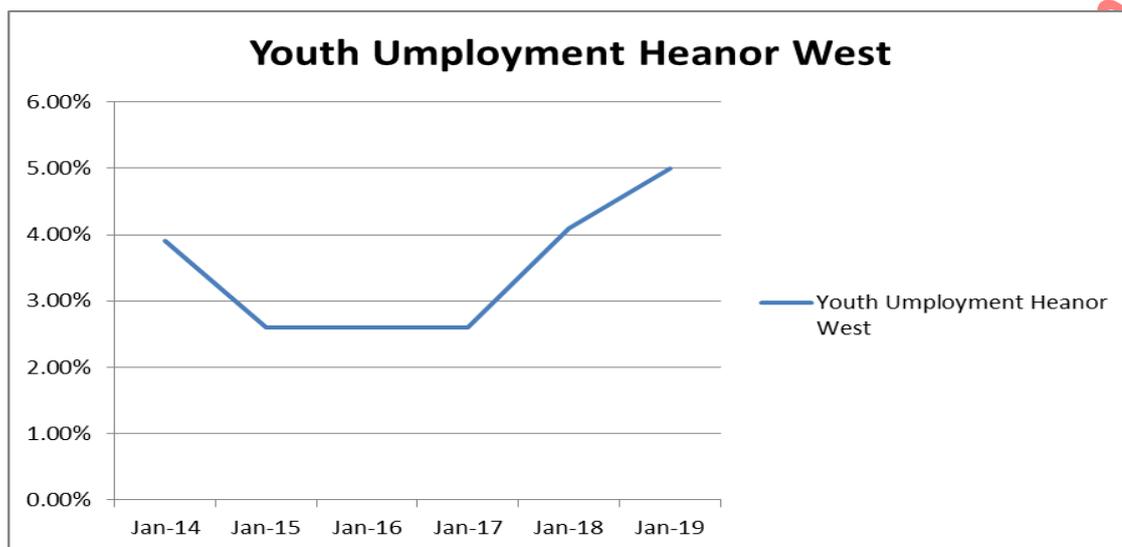
15. The redefined Town Centre has a defined minimum number of retail units to prevent a preponderance of alternative uses for retail units.

16. A public realm is created on the Market Place with a canopy over the part of Market Place nearest to the junction with Godfrey Street

Youth Engagement

There are a number of anti-social behaviour issues within the town and the Town Council have been working with the local Safer Neighbourhood Team to provide a safe environment for young adults called 'URBAN'

It is important that young people are engaged with as recent youth unemployment figures show an increase following years of decline from 2.23% in August 2017 to 3.4% in August 2019. It is especially bad in Heanor West as shown in the graph below standing in August 2019 at 5% as opposed to the Borough's average of 2.2%



Heanor East (12.03%) and West (12.01%) have significantly a higher percentage of 0-9, than the Borough average (10.47%) and Heanor West (13.34%) also having a significant number of young adults (20-29) than the Borough average (10.62). It is these issues that need to be recognised by the Town Council and its partners.

In an attempt to identify what the issues can be for young adults the Town Council have engaged an independent consultant to write a report on what are the major issues within our community for young people. Once the report is available it will be incorporated in an updated version of this document with the necessary recommendations. Hopefully, the report will produce evidence which will allow the Council to work with partner agencies to help provide stimulating environment for Heanor for young adults.

Areas where the Town Council have been proactive are to support the provision for the young is the a Multi User Game Area at Lockton Avenue, Marlpool (see photo below)



The Town Council has also provided £30000 worth of play equipment on Hands Road.

Charles Hill Playing Fields

Following on from its commitment to providing facilities for young adults the Town Council has been the catalyst for the proposed redevelopment of the Charles Hill Playing Field and are currently in negotiations with the Borough Council and interested parties to get this long delayed project back on track. The development will also include a community facility.

Multi Agency Team (MAT)

The Multi Agency Teams (MAT) work with local schools and other organisations such as Job Centre Plus, GPs and community groups in supporting local people. The main role of the team is to support children, young people and families who have additional needs to work with the specialist services, such as disability teams, and to help children and families become healthier and to meet their full potential.

The County Council's M.A.T has provided invaluable service to the young people of the Town but due to austerity the team has been significantly reduced with only now two covering the whole of Amber Valley. The Town Council wrote to the County Council expressing its concerns but there was no option of the decision being reversed. However the Town Council have taken the decision to meet with other Town Council leaders, the Borough Council and the Crime and Police Commissioner and his Deputy to discuss how collectively we can try and mitigate this reduction in support for our young people.

However, the Town Council is concerned that the local Multi Agency Team has been reduced in numbers due to austerity cuts by Derbyshire County Council with now only 2 staff covering the whole of Amber Valley



Following these concerns this Council organised a seminar at Ripley Town Hall attended by the Borough Council, leaders from Alferton, Belper and Ripley Town Council's and the Police and Crime Commissioner and his Deputy to discuss how collaboratively we can work together to mitigate some of the consequences of this reduced service. It was a very positive day and future meetings will be. (See photo above)

It is recommended

17. The Town Council will consider the recommendations of its independent report of Youth provision within the Town in conjunction with the other tier authorities and the Police

18. The Town Council support the proposed redevelopment of Charles Hill Playing Field into a centre for youth and community activities and delivering its promise of a Community room within the development.

19. The Town Council work with other Town Councils and the Borough Council at ways of mitigating the reduction in the MAT team.

20. The Town Council continue to work with the local Safer Neighbourhood Team in providing a number of distraction events and a safe environment for young people.

Opportunities develop sites within the Town

There are a number of opportunities available to our community over the next few years through the potential of the High Street Fund to a number of sites. Listed below are some suggestions of opportunities for us to look at. This is not exhaustive and should be reviewed on a regular basis.

Former Heanor Grammar School

The most significant potential development site in the Town is the former Grammar school site. The Borough Council have developed a design brief for this site (Appendix 4) which suggests a mixed development of housing , retail and community



Source Derby Evening Telegraph google images

The former Technical College and Grammar School was sold by Derby College (the successor to South East Derbyshire College in February 2010) in 2016 to Vale Property Ltd and has been vacant ever since. As a result it has been subject to quite a degree of anti-social behaviour. The Town Council, along with the local community, are concerned about the deprecating condition of the Grade 11 listed building

It was listed in 1988 for the following reasons

- It is a notable example of the work of George Widdows, who is nationally acknowledged as a leading designer of schools in the early 20th Century and an exponent of advanced ideas on school planning and hygiene.
- It retains all of the notable elements of its original design and has been very little altered.
- The interior retains a number of original features of special interest, including panelling, but its most notable feature is the school hall with its large mural, designed as a war memorial by the nationally important painter Frederick Cayley Robinson.

This List entry has been amended to add sources for War Memorials Online and the War Memorials Register. These sources were not used in the compilation of this List entry but are added here as a guide for further reading, 29 August 2017. In September 2017 Vale Property Ltd submitted a planning application to develop the site to form 24 dwelling units and a further n units in the former science block. In additional 19 new build dwellings would occur on the existing car park. The Town Council objected to these proposals

and, thankfully, the Borough Council's planning board supported these objections along with those from the local community and English heritage. The Borough Council has confirmed that the owner has not contacted them since the decision on a way forward. In the meantime the Borough Council has had to secure the site by constructing fence around the perimeter. Given this impasse it is recommended that:

21. The Town Council write to Amber Valley Borough Council requesting that they actively pursue the compulsory purchase of the building in order to secure it for the community

The Borough Councils development brief for the site (as set out in appendix 4) is one which the Town Council does support although we would emphasise our wish for an extensive community facility on the site whilst recognising that residential homes will need to be part of the development. However, it is recommended:

22. The Town Council asks the Borough Council look at the possibility of including the Conservative Club in the development site which would allow for an improvement to the road junction of Ilkeston Road and Church Street

Another issue is the future of the World War 1 memorial otherwise known as the triptych, which was situated within the former Grammar School.



Source Heanor & District History Society Google images

This is a valued war memorial with national significance, due to the artist. In 2014 because of damage caused by removing the triptych, the then owners of the site, Derby College undertook a full restoration and conservation of the triptych. The conservers Dean Hall Conservation are currently storing the triptych. The Town Council, along with the local community, would like the triptych on public display. However, there is some dispute as to who are the legal custodians of the triptych and the Town Council are currently seeking clarification of this. Once this has been ascertained it is recommended that

23. The Town Council, work with relevant partners to secure the public display of the triptych, until such time as they former Grammar school site is developed with a suitable permanent home for the triptych.

Heanor Police Station

Heanor Police station, although operating at the moment with a number of diverse police services using it, will close in the future once the proposed building adjacent to the Fire station on Ilkeston Road is built. Although this is unlikely to happen until at least 2 years in the future, if not longer, the Town Council could see this as an opportunity to rent/purchase the building to help provide a community facility on the market Place. Some tentative discussions have taken place with the police but the Town Council could formalise this interest as part of this strategy, therefore it is recommended

24. The Town Council discuss with Derbyshire Constabulary about the future use of the police station and the options the Town Council can investigate in developing a community facility there.

Heanor Market Place

Heanor Market Place is an area which creates a great debate amongst residents. The top area of the Market Place has the potential to be developed to become an attractive public place. By demolishing the toilet block and building an all-weather cover over that part of the Market Place there is the ability to have a diverse number of public entrainment etc. on this part of the Market and, hopefully encourage people to visit this part of Town. It would also provide a facility for street entertainment etc. therefore we are not convinced that extending car parking to the rest of the Market Place is in the best interests of revitalising this area given that all survey show the majority of people access the area by foot or bus.

It is therefore recommended that

25. The Town Council discuss with Amber Valley Borough Council options of developing the top half of the Market Place, with a covered area and the potential demolition of the toilet block to create an attractive public open space on the Market Place.

High Street Fund

This fund application, which the Town Council supported, is an opportunity for the Council to put forward the suggestions contained in this document. It is recommended. It is also the chance to look at Heanor in a wider context and any proposals should really include the major sites within the Town such as the former Grammar School site and even Heanor Town ground. These are both significant features within the town that if developed properly could be the catalyst for the regeneration of the town. It is important that we are not just focused on the narrow issue of the shops of the town but the wider community facilities

26. The Town Council's response to the High Street Fund consultation include the recommendations contained with this document and the need to include the former Grammar school site within any proposals

Engaging with our Community

The Town Council needs to improve its public profile to ensure that the residents of Heanor are aware of its work on their behalf. On this basis the town Council needs to develop a Unique Selling Point (USP). This is a differential factor, which enables the business to distinguish itself from other competitors in the market place. As such, a USP is important as it provides more value for money to consumers who would be swayed towards opting for better goods or service. By developing this we can help the town recover from the current downturn and help it to become a more attractive place not only for its residents but also to attract visitors.

The Council should also look at re branding itself through changes in corporate colours or the Council's logo to better reflect the community and its heritage. It is therefore recommended.

The development of year on year programme for community events will allow the Council to publicize these events more effectively but also allow it to better reflect what the public wants by allowing the community to make suggestions to what they want. Although the primary function of the Town Council is not to be an event's organiser it should work with other Community groups to develop these as they help build a spirit of community and bring people together. But it is only by developing a diversity of events can this be achieved. The Town Council have already developed a four year programme (see below) and must build on this

2019/20	2020/21	2021/22	2222/23
May Day	May Day	May Day	May Day
VE Day	VJ Day		
Band Concert	Band Concert	Band Concert	Band Concert
Pantomime	Pantomime	Pantomime	Pantomime
Christmas Lights	Extend Christmas Lights	Extend Christmas Lights	Revamp Christmas Lights
Christmas Light Switch On			
Christmas Firework display	Christmas Firework display	Christmas Firework display	Christmas Firework display

Trial Light projection on Church and Town Hall			
Develop War Graves Leaflet	Informative Street Name Plates of notable residents	Informative Street Name Plates of notable residents	Informative Street Name Plates of notable residents
Raising William Gregg Plaque on to a plinth	Lamp Post Banners to advertise Town	Develop Arts Trail	Commission book of local fallen soldiers
	Commemorative Sculpture – Heanor Memorial Park	Well dressing/ Craft workshops for displays	

27. The Town Council look at the options in developing a new Logo to better reflect the community and its heritage develop a Unique Selling Point for the Town and be more proactive in publicising its work.

28. The Town Council build on its four year events programme to ensure events are better published and relevant to what the community want.

29. The Town Council support community groups to ensure a diverse number of events are provided.

Parish Magazine

The Town Council continues to issue a quarterly magazine which it uses to provide information about the Town Council's activity and public events. The increased number of pages seems to have proved popular with the residents. It is recommended

30. The Town Council look at ways of increasing the distribution of the parish magazine either in electronic form or printed to maximise the number of residents who have access to it and the information it contains

Transport

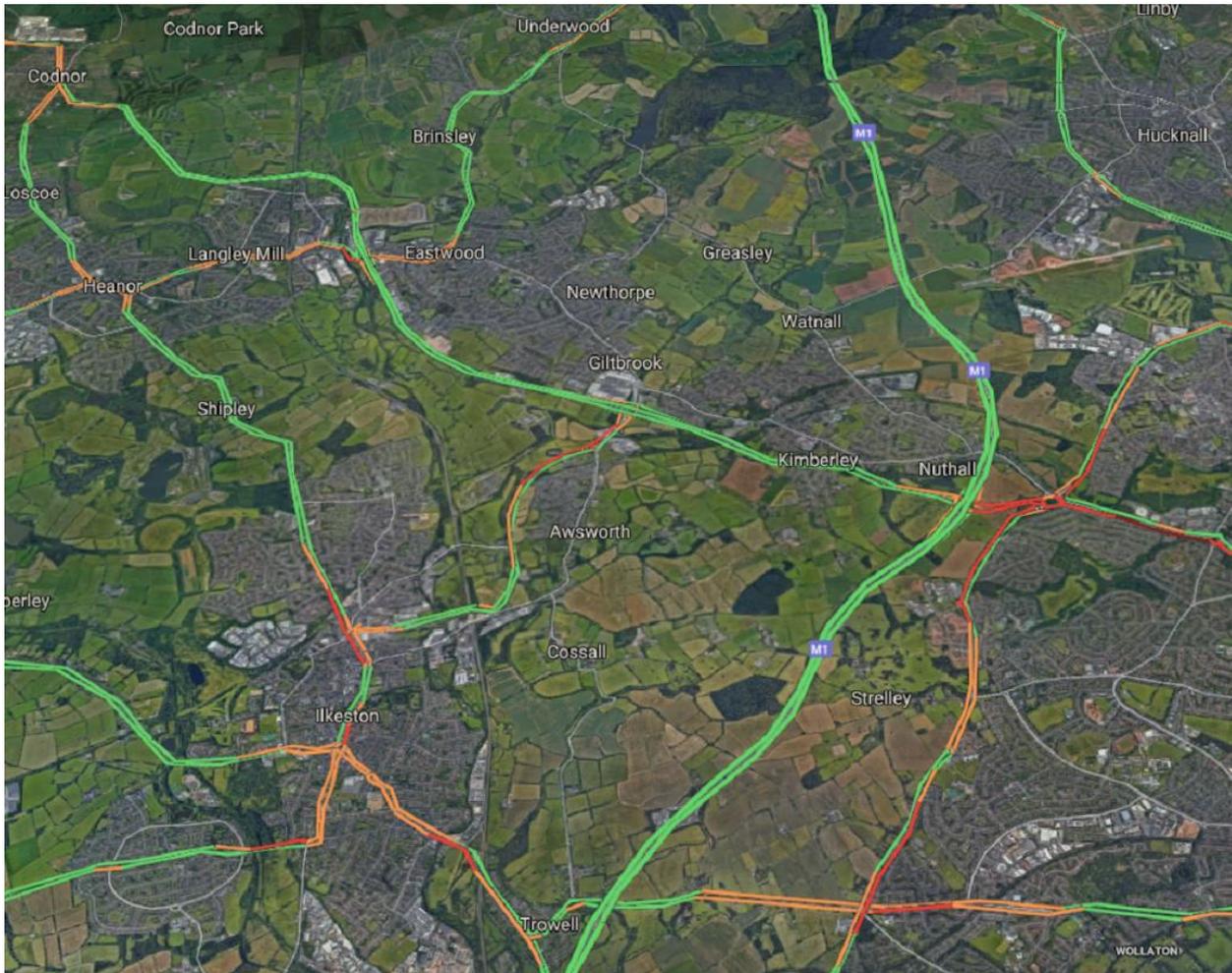
Public Transport:

Public transport services within Heanor are relatively frequent to a number of destinations.

Heanor borders with Langley Mill located immediately to the East and the built up area is bounded by the A610. Langley Mill railway station is served by one train per hour either to Leeds or to Nottingham. Bus services are good with five hourly services, providing good connections to the local surrounding towns within the Borough and further afield to Nottingham, Derby and Mansfield.

Traffic

From the previous analysis of the issues the Town faces it is evident that the transport system is both an advantage (access to major Cities, easy access to M1, local Train station and reasonable public transport) and a disadvantage with significant congestion, car parks in the wrong location and increasing housing developments



Source Google Maps recorded data for peak hour traffic flows C/o John Porter

- Routes marked RED are standing traffic
- Routes marked ORANGE are slow moving
- Routes marked GREEN are unimpeded flow

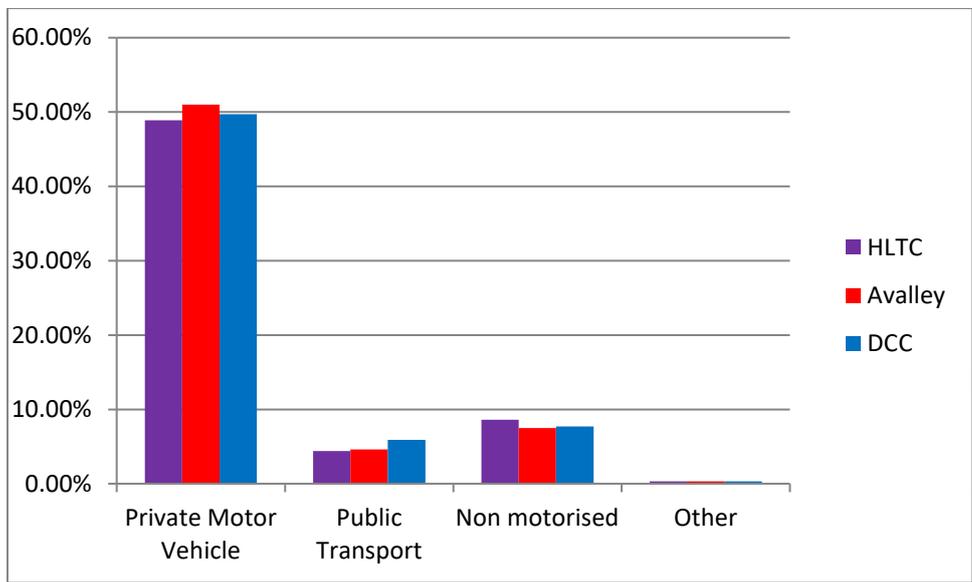
Note the heavy congestion around Langley Mill station, in several routes through Ilkeston and the A610/A6009 to the East of the M1

There is significant congestion at the junction of Mansfield Road and Church Street, Heanor with anecdotal evidence suggesting that the traffic lights at this junction are at capacity

With the proposals for the by-pass no longer an option and the Borough Council looking to build houses on the former site for the by-pass even more pressure will be put on the Town's infrastructure. Any proposed

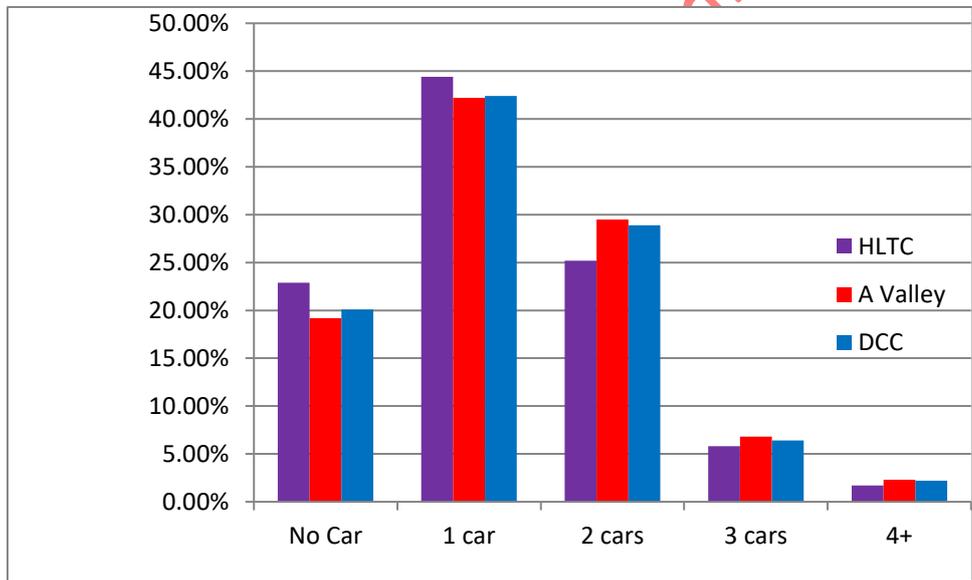
solution can only be achieved by working with the Borough Council and Derbyshire County Council and should start with an intensive traffic survey/ green transport plan. However, this cannot be done in isolation and must also include public transport and any potential for proposals around the tram extension into Amber Valley and Langley Mill becoming a transport hub

The chart below shows how residents go to work



Source Derbyshire Observatory 2011 Census

This chart shows the breakdown of access to transport by household



Source Derbyshire Observatory 2011 Census

It is recommended

31. The Town Council work with Derbyshire County Council to have an extensive traffic survey of the main traffic arteries into Heanor and Loscoe

32. The Town Council along with partners develop a green transport plan.

Electric car charging points

In order to support the Council's declaration of a climate emergency we should be proactive in supporting the introduction of electric charging points for car. Currently Heanor is the only Town in Amber Valley that does not have one. Here is a list of the nearest electric charging points:-

Esso Garage Derby Road Langley Mill

Victoria Street Car-Park, 12 Victoria Street, Eastwood

Ilkeston Hospital, Heanor Road, Ilkeston

IKEA – Nottingham, Giltbrook Retail Park

Ripley Hospital Sandham Lane Ripley

BP Swanwick Derby Road Alfreton

Babington Hospital Derby Road Belper

The Glen Ridgeway Lane / Crich Lane Belper

It is recommended

33. The Town Council seek support from Derbyshire County Council to apply to the government for a funding grant under the relevant scheme of the Office of Low Emissions vehicles for having an electric charging point on its own property or if this is not possible look at other partners in the Town to identify an appropriate location.

Cycling

Cycle-rack

In an attempt to encourage cyclists into the town centre the Town Council funded the provision of a cycle rack on the Market Place but more needs to be done to encourage and develop a green transport policy.



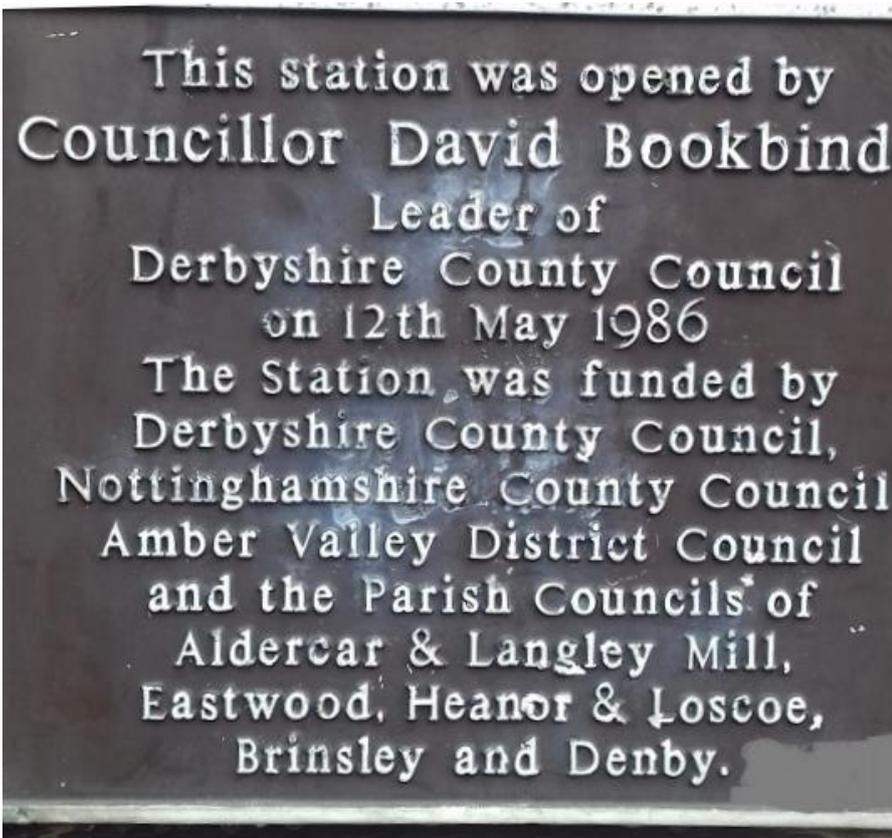
34. The Town Council look to increase the number of cycle racks within the Town as part of any green travel plan

Cycle Routes

National Route 67 of the National Cycle Network runs from Long Whatton near Loughborough to join National Route 71 near Northallerton in Yorkshire. The stretch between Chesterfield and Leeds forms the main route of the Transpennine Trail (central). The only part of this route that passes through Heanor currently begins at Long Eaton, continuing entirely traffic-free to Heanor via Ilkeston. This section travels along the Erewash Canal and the Nutbrook Trail, which uses old railway lines. It is recommended

35. The Town Council discuss with Derbyshire County Council and the Borough Council about ways of increasing the number of cycle routes around the Town

Langley Mill Train Station



The Town Council has had an association with the train station at Langley Mill since it helped fund the re-opening in 1986, as shown by photograph above. It provides an excellent means of transport for many local residents and has seen increasing in passenger numbers

To this end we should be campaigning for improvements to the train station such as improved access on platform 2, electrification of the line and an increase in the number of trains stopping at the station. It is therefore recommended that

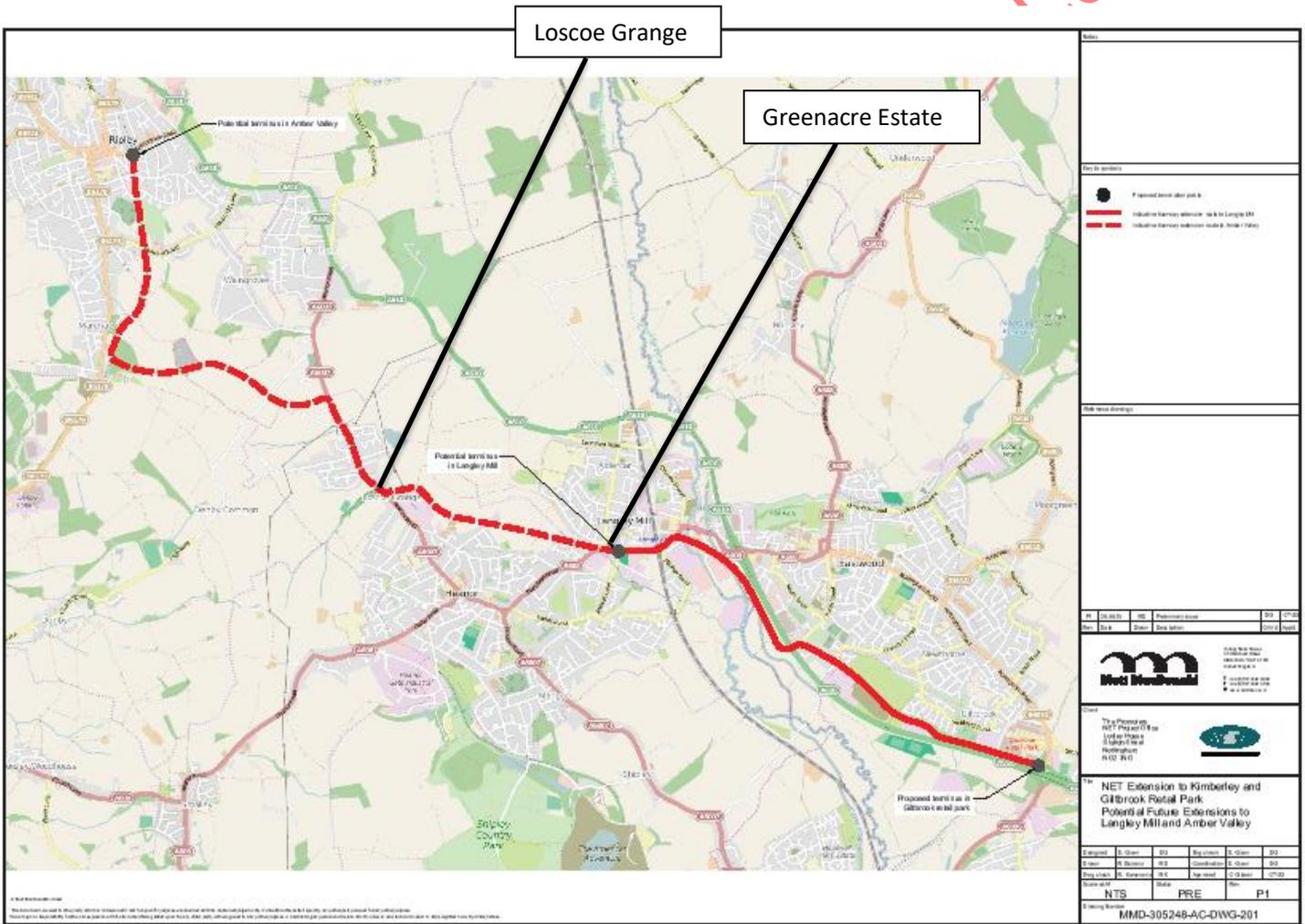
36. The Town Council work with Derbyshire County Council, Amber Valley Borough Council and the local MP to request Network Rail look at the following

- Improvements to public access for platform 2, which has no disabled access for people boarding or alighting on this platform.
- Electrification of the Midland mainline
- Increase in the number of trains stopping at Langley Mill

37. The Town Council write to Amber Valley Borough Council requesting that Langley Mill Train Station form part of an integrated transport policy as part of its Core Strategy review

Given the discussions between the Borough Council and Broxtowe Borough Council about a potential transport hub at Langley Mill which could include a Tram system as illustrated by the map below which shows the potential line of the tram going through the back of Greenacre Estate to Loscoe Grange

Map 1 Potential extension of Nottinghamshire Tram system into Amber Valley



Source Broxtowe Borough Council Jobs and Economy Committee 5 September 2019

The Town Council needs to aware of the impact this proposal could have on the Town and the dynamics of the local housing market and job therefore it is recommended that

38. The Town Council hold discussions with Amber Valley about the proposals to extend the Tram System and that any evaluation it helps fund should include an impact study of any proposal on Heanor and Loscoe Town Council are.

Car Parking

As with any proposal to improve the Town car parking is an ongoing issue and the Borough Council has always recognised the unique problem Heanor has by allowing for a lower parking charge than the other 3 towns. During 2014 /15 the Borough issued car parking permits for all residents which allowed a degree of free parking and, again, Heanor's problems were recognised by these permits allowing longer free parking in Heanor up to 10am in the morning and after 4pm in the afternoon on weekdays. Following a further review the Borough Council in 2018 introduced 1 hours free parking in a designated number of car parks within the Town to try a stimulate visitors. These car parks Whysall Street East and West, Ilkeston Road and Wilmot Street

The Borough Council is currently pursuing an option to build housing on two of its car parks those of Whysall Street East and West with the loss of 63 car parking spaces. Although these car parks are underutilised it will put pressure on the existing car parks in the Town especially as it will result in a reduction in the number of long stay car Park in the Town.

The proposals for these sites will reduce the amount of 1 Hours free car parking available in the Town by 58%, the number of disabled car parking spaces by 50% and the overall car parking spaces by 21.5%.

With the government having expanded the eligibility for disabled parking this does seem a strange time to be reducing the number of eligible spaces. Heanor would then have only 11 disabled spaces out a total number of 233 car parking spaces. That is just 4.72% of the total.

It is recommended

39. The Town Council hold discussions with the Borough Council over the following issues

- **An overall review car parking strategy and how to improve accessibility and the potential for more free parking**
- **Any development of the Whysall Street Car Parks reflect the**
 - 1) The Loss of Free 1 Hour Car parking spaces**
 - 2) Reduction in availability of disabled car parking spaces**

The Environment

The Town Council made the following statement and resolution at its Full Council meeting in September 2019.

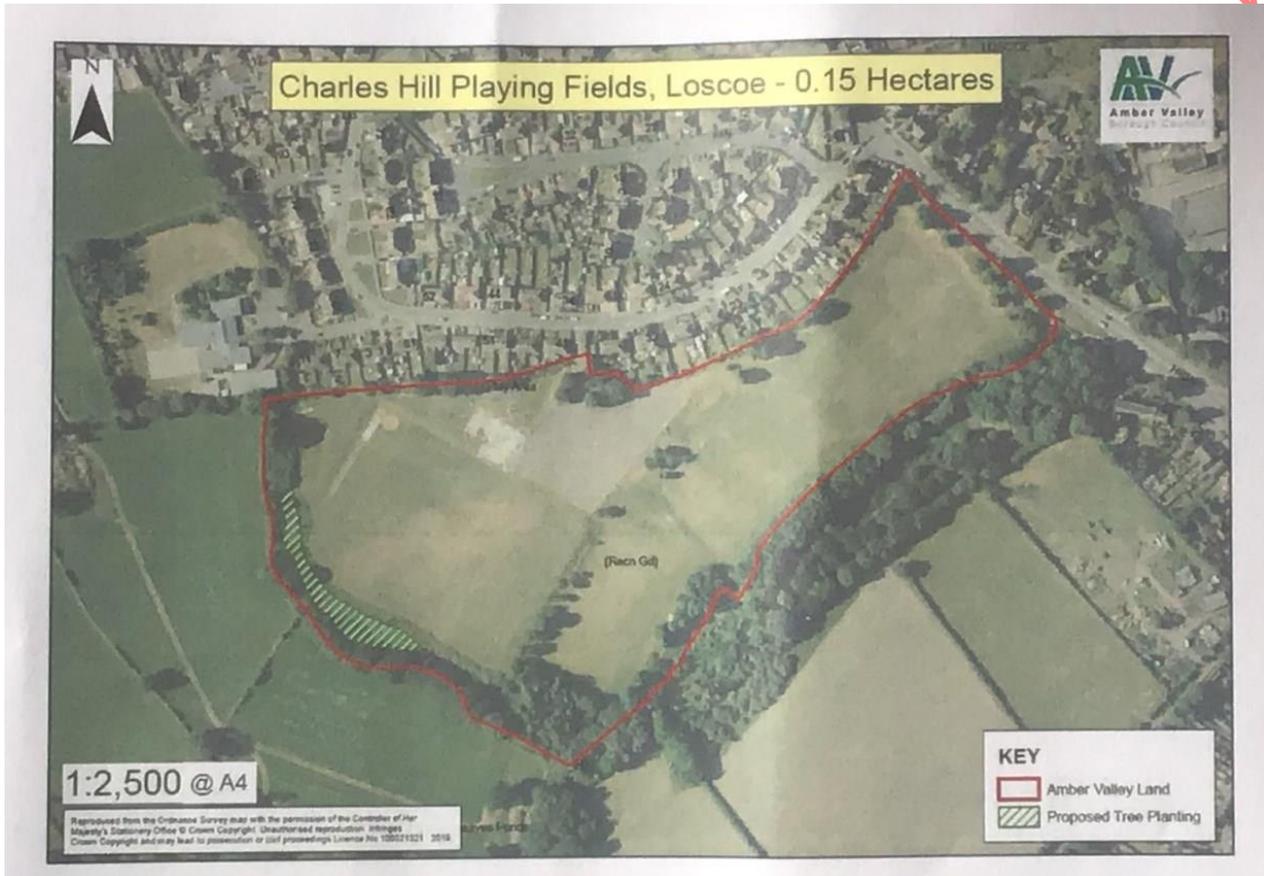
'Climate change is an existential threat. Extreme weather events have caused damage and destruction in this country and have led to deaths and displacement of thousands of people worldwide. Natural habitats, wildlife and biodiversity are in peril. Scientists are warning that we have a little over a decade to implement urgent action to reduce CO2 emissions before we reach a global tipping point. Action is required at international, national, local and individual level to achieve the carbon reduction levels needed.

This Council pledges to:

- Declare a Climate Emergency

- To take the lead and commit to drastically reducing the Council’s carbon footprint.
- Call on the UK Government to provide the powers and resources to make the 2030 target possible
- Work with partners across the county and region to deliver this new goal through all relevant strategies
- Writes to Amber Valley Borough Council asking it to support and assist in delivering these aspirations

The Borough Council have proposed an ‘Amber Valley Forest for the Future’ which includes a site at Charles Hill Playing fields, shown below. This is an initiative which should be supported and expanded if possible with the support of the local schools.



As a consequence it is recommended that

40. The Town Council carry out an environmental audit to establish a programme to achieve the targets set out in the resolution
41. Work with the County Council and Borough Council to develop a green travel plan for the Town
42. Work with Amber Valley in developing its ‘Forest for the Future’ project
43. Support the installation of Electric Car charging points within the community
44. Work with the County and Borough Councils to develop more cycle paths in the community
45. Continue to support the work of the Friends of Red River and look at ways of expanding the nature reserve

APPENDIX 1

Previous Attempts at developing Regeneration Plans for Heanor Town Centre

Heanor Regeneration Board

Amber Valley Borough Council established a regeneration board for each of its four Town Centres circa 2000. These Boards were made up of local community groups and local community leaders and looked to ways of supporting the improvements to the town. However, these Boards were abolished in June 2016. The Borough Council saw the 'Local Plan' as the driver for regeneration and manage the regeneration operations on a borough wide basis.

Heanor Master Plan (2008)

The Borough Council in December 2008 commissioned Gillespie with DTZ and Mott Macdonald to prepare a Masterplan for the regeneration of Heanor Town Centre. The purpose of the plan was to map out the future direction of the Heanor Town Centre. This concentrates on physical regeneration improvements that can be made to the area to help improve and sustain Heanor for the future, unfortunately little progress was made against the aspirations of the Masterplan which identified the following projects:-

Inner Relief Road – a new road on the northern edge of the town centre, combined with a weight restriction on Market Street, would remove heavy traffic from the centre and create a more pleasant shopping environment. A decision by Derbyshire County Council on whether the road goes ahead or not is needed quickly to remove uncertainty which deters investment in the town centre.

Memorial Park – a range of improvements could be undertaken to increase the active use of the park, including a bandstand, a 'great lawn' with a small amphitheatre and an ecological area focused on the stream and pond.

Streetscape Improvements – a range of streetscape improvements such as paving and provision of street trees are proposed, particularly where existing pedestrian links are poor such as those to the retail parks. These should be phased in line with a decision on the proposed inner relief road which would allow more substantial improvements to be made to Market Street.

Signage – both vehicular and pedestrian signage for the town centre should be reviewed and improved, particularly with regard to the Council car parks, many of which are difficult to find and consequently under used.

Shopfront – Improvements/Group Repair Works – working with private businesses, shopfront improvements and group repair works to buildings will be promoting to improve the attractiveness of the town centre to shoppers and visitors.

Reopening Derby Road – consideration could be given to the reopening of Derby Road, perhaps just one way out of the town centre, to increase passing trade and reduce traffic at the top end of Market Street.

Market Place – a range of new market ideas (farmers market, antique market, etc.) whether on a temporary or regular basis could be considered to attract new traders and customers. Public realm improvements could be undertaken in the long term to reinforce its role as Heanor's key open space.

Community Cinema/Theatre – the provision of a community cinema/ theatre/multi-purpose space could be considered to increase leisure activity in the town centre. Possible locations include the former Cosy Cinema, or even the Town Hall. Youth Centre – a youth centre with a cyber café and other activities could be developed perhaps in a vacant shop unit to provide a facility for young people in the town centre.

SWOT Analysis and Consultation

Consultation with stakeholders was central to the master planning process. Workshops were held at the beginning of the process and below are a summary of the key issues and opportunities identified.

Strengths

- *A compact town centre*
- *Market Place*
- *Independent shops*
- *Quality old buildings*
- *South East Derbyshire College*
- *Leisure Centre*
- *Accessible, particularly by bus*

Weaknesses

- *Vacant and derelict shops*
- *A shift in shopping towards the retail parks that has essentially created two town centres*
- *A declining market*
- *Lack of activities for youth*
- *Heavy traffic on Market Street creating an unpleasant shopping environment*
- *Difficult to access and consequently underused car parks*
- *Land reserved for a proposed inner relief road vacant for years*

Opportunities

- *Market Place*
- *Inner relief road*
- *Improvements to Market Street with inner relief road*
- *Shopfront improvements*
- *Theatre/cinema*
- *Area around Red Lion Square*

Threats

- *Inner relief road taking passing trade*
- *Increased competition from development elsewhere (Derby/Nottingham)*
- *Becoming a commuter town*
- *No decision on inner relief road*
- *Priorities elsewhere in Borough/County*

It also identified the following eight opportunity sites. These opportunity sites were selected for priority due to their importance to the overall Masterplan, stakeholders and the degree to which the public sector can influence positive change.

Church Square – a range of new uses (retail and offices with flats above) could provide active frontage to Market Place, Market Street and Ilkeston Road with a significant corner building to Church Square.

Mundy Street School – the conversion of the former Mundy Street School to start up business units would increase employment opportunities in the town centre. Alternatively, it could be converted for community use.

Mount Street Car Park – the existing underused car park could be developed for residential use or retain some public car parking if an access was created through to Market Street.

Red Lion Square – the western gateway to the town centre creates a poor impression and new leisure uses with residential development above focused on Red Lion Square could provide an appropriate link between Market Street and the retail parks.

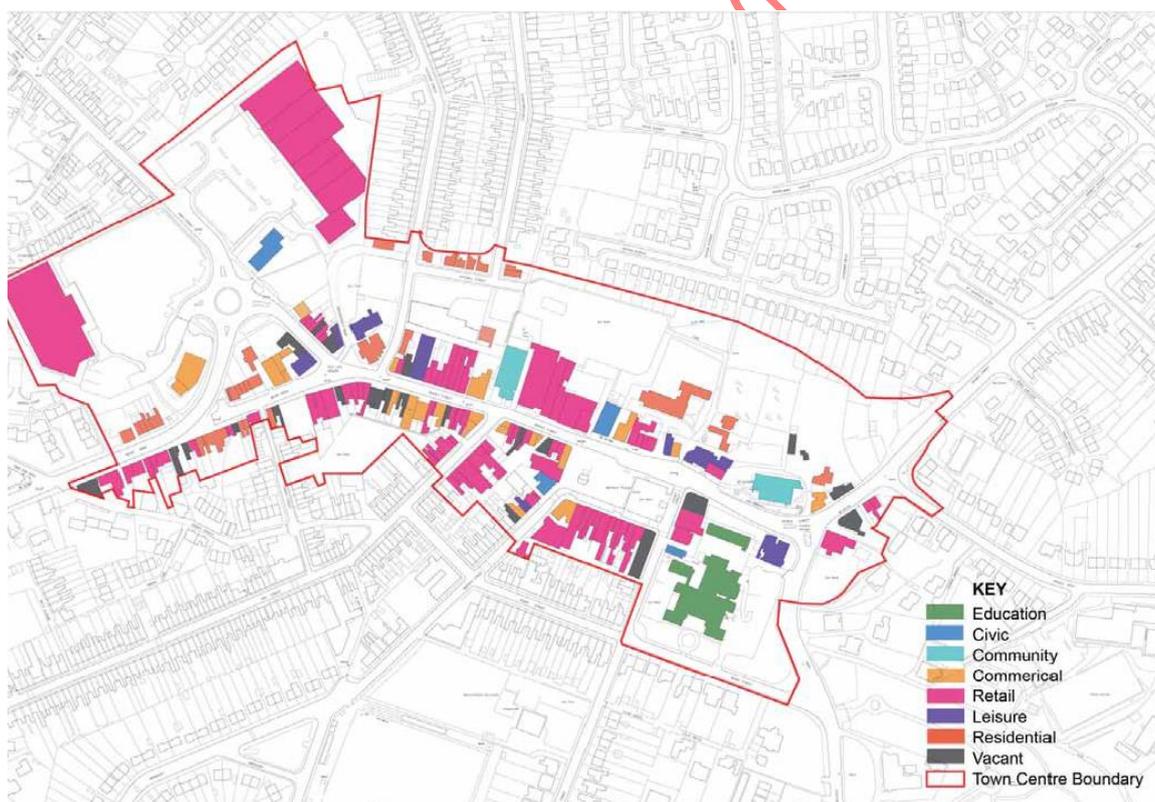
Bircumshaw's Road – a new access to the area from Fletcher Street would allow for the closure of Bircumshaw's Road at Market Street and improvements to Red Lion Square to be made. Additional leisure and residential development in this area would be dependent on land required for the proposed inner relief road if it goes ahead.

Whysall Street West – residential development could take place on land not required for the proposed inner relief road (whether it is built or not) to support more people living in the town centre.

Whysall Street East – a central car park on two levels with residential above and new shops on a link to Market Street past the town hall could be developed on land not required for the proposed inner relief road (whether it is built or not).

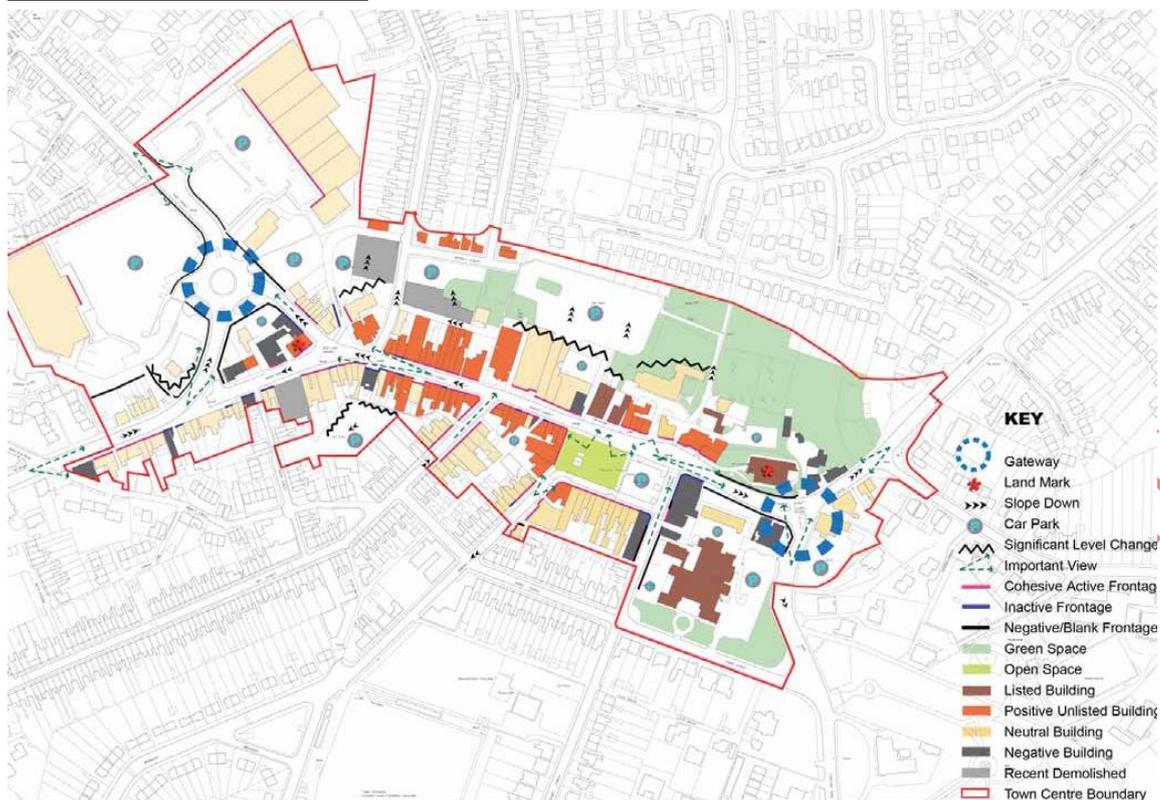
Eastern Gateway – new gateway buildings could be developed on land not required for the proposed inner relief road on Church Street. Uses include residential development and possibly a hotel.

Land Use



Source: AVBC Master Plan 2008

Town Centre Proposals



Source: AVBC Master Plan 2008

What You Told Us

	Are Important %			Need Improving %		
	Heanor East	Heanor West	Loscoe	Heanor East	Heanor West	Loscoe
Access to Nature	11.6	13.3	22.5	2.33	1.02	6.67
Activities for teenagers	24.4	22.4	20.8	40.7	61.22	41.67
Affordable decent housing	24.4	28.6	21.7	11.63	7.14	8.33
Clean streets	34.9	43.9	44.2	32.56	36.73	25
Community activities	15.1	4.1	5	16.28	17.35	6.67
Cultural facilities	4.7	16.3	7.5	13.95	26.53	14.17
Educational Activities	25.6	32.7	28.3	9.3	4.08	8.33
Facilities for younger children	15.1	15.3	10.2	12.79	16.33	22.5
Health Services	30.2	43.9	19.2	4.65	7.14	8.33
Job Prospects	19.8	32.7	44.2	29.07	28.57	15.83
Crime level	55.8	38.8	15.8	26.74	33.67	28.33
The level of pollution	2.3	3.1	57.5	2.33	3.06	10

The level of traffic congestion	12.8	17.3	10	27.91	41.84	34.17
Parks and Open spaces	25.6	22.4	8.3	8.14	4.08	14.17
Public Transport	17.4	10.2	24.2	2.33	5.1	14.17
Race Relations	3.5	0	21.7	6.98	0	3.33
Road pavements and repairs	20.9	16.3	0.8	40.7	53.06	53.33
Shopping facilities	19.8	29.6	20.8	23.26	28.57	8.33
Sports and Leisure facilities	9.3	20.4	11.7	11.63	9.18	15
Wage levels	12.8	15.3	12.5	13.95	10.2	16.67

Source: Derbyshire Observatory October 2010

There are varied results for the three wards as the residents felt that the level of crime is important (55.8%) an important issue compared to (15.8%) in Heanor and Loscoe. The majority of the residents in Heanor believe that clean streets, educational activities, decent affordable housing are important to their local area. A large proportion of residents felt that activities for teenagers, clean streets, and the level of traffic congestion and job prospects need improving within the local area.

Issues and Ideas

The Issues and Ideas paper was the first stage in producing the Core Strategy. It set out initial ideas on the challenges facing the Borough. Consultation on the document took place between February and May 2009.

The following section sets out the responses that local people within Amber Valley feel are the most important Issues to be addressed.

Healthy and Vibrant Communities

- The provision of community facilities for all age groups including leisure centres, community centres, cultural centres and libraries.
- Integrated and improved public transport services, footpaths and cycle ways.
- The provision of a Green Infrastructure network, public open spaces and outdoor sports facilities.
- Creating and maintaining local services including GP surgeries, hospitals, dentists and schools.
- Traffic congestion and parking problems
- Anti- Social behaviour and crime particularly by young people
- Maintaining services and community facilities in rural areas.

Thriving Economy and Employment

- The creation and implementation of Town Centre Master Plans
- Pedestrianisation and improving road safety
- Improving access to jobs and employment

- Provide sites for the needs of modern businesses whilst improving design and visual amenity
- Managing the impact of supermarket on town centres, Size restrictions.
- Promoting sustainable tourism
- Providing more training opportunities
- Dealing with unsightly properties and vacant properties.

Sustainable Environment

- Preserving and enhancing historic buildings, conservation areas and historic environments.
- Protecting Greenfield/ Green Belt by developing Brownfield sites
- Tackling climate change including providing renewable energy.
- Protecting wildlife, biodiversity and habitats.

Housing

- Housing should be located in sustainable locations, be of high quality and affordable.
- Housing should be provided in rural locations for local people.
- Affordable housing sites should be allocated.
- Adjoining urban areas outside the Green Belt
- Providing a better mix of housing types
- Controlling second homes providing housing in town centres and bringing into use upper floors.
- Improving community engagement and social cohesion.

Other Potential Proposals

In 2015 the Borough Council asked students at Trent University to look at options for developing a neighbourhood plan for Heanor. They made these observations

Places for People;

- A shift in shopping towards Retail Park (segregated town)
- Lack of public meeting areas/quality public realm
- Community facilities spread out (Police, Fire, Doctors, Post Office etc)
- Lack of activities for youth

Enrich the Existing;

- Many derelict buildings or in poor maintenance (College building in particular)
- Building stock quite small (limited attraction for larger offices/retail)
- Market Square – poor quality and permeability (too cluttered)
- No retail/service providers spill out areas (outside areas for coffee shops etc)
- Poor positioning of public WC

Make Connections;

- Bus service & frequency poor – Good routes
- No cycle links
- Town is on a through route – Congestion problems
- General poor permeability
- Poor connections to park and leisure centre

Work with the Landscape;

- Lack of landscaping – Legibility

Mix Uses and Forms;

- High percentage of vacant floor space
- Retail premises generally small – Cannot cater for bigger stores
- Limited leisure facilities
- Limited diversity of retail & food outlets
- Poor evening/ night time activity

Manage the Investment;

- Abundance of takeaways
- Low levels of cafes, restaurants and wider leisure uses
- Parking fees
- High business rates/retail levels
- Public services (Post Office/Library) in non-town centre locations

Design for Change;

- Difficult to access under used car parks
- Paid parking to main Market Square
- Adaptability of Market Square for other purposes
- Street lighting at night

Create a comprehensive town centre redevelopment policy to:

- Promote a more vibrant and concentrated town centre focused on the existing Market Place.
- Promote shop front & public realm improvements
- Address the problem of vacant units
- Promote a diversity of uses including residential to add vitality to the town and create a more liveable and walkable neighbourhood.
- Encourage leisure & entertainment facilities to support the evening economy, quality bars and restaurants for instance
- Improve access and connectivity with improved pedestrian and cycle routes
- Review the existing parking policy and consider changes where necessary to fund further public realm improvements
- Promote and identify new opportunities for residential development to meet local housing needs and help fund further community and civic developments
- Safeguard and improve the existing green infrastructure
- Promote improved bus and transit links with neighbouring towns
- Promote and support employment and job creation

Porta's Funding

As part of government fund scheme the Council was able to provide joint funding for projects within the community to help improve the High Street. This scheme was administered jointly between the Borough Council, Town Council and local business community. A number of shop were improved but the funding was only £10,000 and so significant improvements were not realistic

Shop Improvement Scheme

The Borough Council administered a scheme where it utilised section 106 monies from planning application to help improve shop fronts with a contribution of 50% to improvements. This scheme has proved reasonably successful

Community Shop

The Borough Council helped to support an attempt by a local community group to establish a community 'starter' shop in a vacant shop near the Town Centre but the attempt only lasted 12 months

Amber Valley Borough Council and Derbyshire County Council Community Grants

Both the Borough and County Council provided grants through their local members to support local community groups and infrastructure improvements.

At its Full Council meeting on July 2019 Amber Valley Borough Council allocated £1000 to each borough councillor in wards which are classed as had high levels of deprivation in accordance with the 2015 Index of Multiple Deprivation. In respect of the Heanor and Loscoe Town Council this included Heanor West ward.

The report stated '...That a Community Fund of £13,000 be established for the current financial year 2019/20, whereby requests can be made for use of the Community Fund within the 6 most deprived wards in Amber Valley, in accordance with the criteria detailed in Appendix 1 to this report.

The Community Fund has been set up to support the areas of Amber Valley which are classed as falling within the 20% most deprived areas which score either 1 or 2 on England's decile for 2015 Index of Multiple Deprivation. These areas are listed below:-

Alfreton Heanor West Ironville & Riddings Langley Mill & Aldercar Ripley & Marehay Somercotes

The Amber Valley Borough Council Councillors' Community Fund can be used for any purpose which will reduce the level of deprivation in the local area and enable the improvement of the quality of life for local residents. This fund can only support one-off projects and cannot be used to replace any withdrawn public sector funding or provide/imply any ongoing financial support. Applications for funding can only be received from not-for-profit groups/organisations and not individuals. No funding can, however, be used for any party political purposes.

If your project will make a positive difference in your community by helping to reduce the level of deprivation in the area then you may already have a strong application but with limited resources Councillors need to be certain that they are supporting the very best ideas. It could make all the difference if your project:

- targets reduction in deprivation levels; and
- provides wider community benefit
- involves and engages with local residents and voluntary/ community groups
- tackles real local issues and supports hard to reach groups (ethnic minorities, young people, older people, unemployed people etc)
- links with your existing local town, village or parish community plan (if applicable)

- demonstrates clear local support and/ or need
- supports achievement of the Council's ambitions and priorities
 1. addressing employment issues
 2. promoting and improving the wellbeing of residents and communities
 3. tackling housing issues
 4. helping to maintain clean streets, parks and open spaces...'

This was identical to a scheme introduced in 2014/15 by the Council which at the time covered all 3 Heanor Wards .This scheme was withdrawn in 2016

The County Council introduced a Communities Priorities Programme in 2016 which

'..Suggested projects must meet strict criteria and be based in communities where Government research shows it would be of the most benefit. The funding will be allocated to the 215 Derbyshire Lower Super Output Areas (LOSA) that fall within the top 50% deprived areas in England based on the Indices of Deprivation 2015. It is allocated on a sliding scale from **£16,000 down to £7,000** per area, depending on the levels of deprivation.

Sport and exercise projects (for both capital and revenue expenditure) can be funded through the programme.

The Community Priorities Programme will run for two years and councillors will identify proposals for their allocated spend by the end of July this year.

The £2.3m being used by the fund is one-off money from the County Council's general reserve fund.

The type of activity which could be eligible for support include a range of things such as renovating community buildings which result in increased local use and funding training activities to encourage more people to volunteer.

The strict criterion that all successful projects must meet includes:

- Showing how local people have helped to design or plan the activity
- Supporting DCC's ongoing work to build thriving communities
- Showing how the activity and its benefits can be sustained beyond initial funding
- Meeting an identified need and being delivered within agreed timescales
- Showing what a difference is being made.

Projects ineligible for Community Priorities Programme funding include those which promote religious or political beliefs, involve buying land or buildings or have already benefited from funding from Derbyshire County Council.

The areas eligible within Heanor and Loscoe Town Council area in accordance with the 2015 Index of Multiple Deprivation.

Lower Super Output Areas (LOSA)	Ward containing LOSA	Derbyshire Rank(out of 491 LSOAs)	National Decile
Marlpool S (Roper Ave Sunningdale Ave)	Heanor East	100	3
Marlpool N (Western Dr Mill Rd Ella Bank Rd)	Heanor East	177	5
Heanor (Ray St Broadway Stainsby Ave)	Heanor West	36	2
Heanor N (Fall Rd Gladstone St)	Loscoe	126	4
Heanor N (Heanor Rd Gladstone St)	Loscoe	164	4
Heanor (Kingsway Hallington Dr Park St)	Heanor West	165	5
Heanor Centre(Wilmot St Johnson Dr)	Heanor West	194	5
Loscoe	Loscoe	200	5
Heanor (Mansfield Rd Howitt St Greenacre Ave)	Heanor West	125	4

Source: DCC website Communities Priorities Programme. England's 2015 Index of Multiple Deprivation

Future High Street Fund : Revitalise Town Centre(2019)

The Future High Street fund is a £675m fund allocated by government to tackle the ongoing decline of UK High Street, part of a 3.6bn package for town Centre to Renew, reshape to improve experience, drive growth and ensure future sustainability of towns.

Launched in Jan 2019, fund invites local authorities to apply in order to support their struggling high street. The fund is a two-stage process with authorities invited to apply for up to £25m. (Average £5 – 10m) Heanor was identified as the area of most need in the borough and between January and March 2019 an application was compiled based upon consultation.

The bid needs to outline how we aim to deliver Transformation Change in the town and secure a sustainable future for the town. It is based cross 5 themes.

Reimagining the road network

Creating Space for Peoples

Experiential Town Centre

Transformative Town Centre Living Space

Business and Co Work

The project considerations include:

Investment in physical infrastructure,

Improving the public and other transport access,

Improving flow and circulation within a town center, congestions relieving infrastructure,

Investment in physical infrastructure and land assembly needed to support new housing and workspace development to regeneration of high street in places of under used retail units.

The Consultation and business analysis carried out by BDP will determine the value of the bid.

Considerations include town centre connectivity, traffic flow and pedestrian footfall, Town centre central space, underutilised land and vacant buildings offering town centre potential.

The timeframe for consideration of the public consultation is to be completed by November 2019 and a submission to the government by April 2020 with a decision in the summer/autumn 2020. All funding must be spent by 2024

The government are looking for a return of £2 for every £1 invested.

A consultation by the Borough Council in 2014 produced these public responses

	Are Important %			Need Improving %		
	Heanor East	Heanor West	Loscoe	Heanor East	Heanor West	Loscoe
Access to nature	11.6	13.3	22.5	2.33	1.02	6.67
Activities for teenagers	24.4	22.4	20.8	40.7	61.22	41.67
Affordable decent housing	24.4	28.6	21.7	11.63	7.14	8.33
Clean streets	34.9	43.9	44.2	32.56	36.73	25
Community activities	15.1	4.1	5	16.28	17.35	6.67
Cultural facilities	4.7	16.3	7.5	13.95	26.53	14.17
Educational Activities	25.6	32.7	28.3	9.3	4.08	8.33
Facilities for younger children	15.1	15.3	10.2	12.79	16.33	22.5
Health Services	30.2	43.9	19.2	4.65	7.14	8.33
Job Prospects	19.8	32.7	44.2	29.07	28.57	15.83
Crime level	55.8	38.8	15.8	26.74	33.67	28.33
The level of pollution	2.3	3.1	57.5	2.33	3.06	10
The level of traffic congestion	12.8	17.3	10	27.91	41.84	34.17
Parks and Open spaces	25.6	22.4	8.3	8.14	4.08	14.17
Public Transport	17.4	10.2	24.2	2.33	5.1	14.17
Race Relations	3.5	0	21.7	6.98	0	3.33
Road pavements and repairs	20.9	16.3	0.8	40.7	53.06	53.33
Shopping facilities	19.8	29.6	20.8	23.26	28.57	8.33
Sports and Leisure facilities	9.3	20.4	11.7	11.63	9.18	15
Wage levels	12.8	15.3	12.5	13.95	10.2	16.67

Source AVBC Profile Heanor 2014

A survey by the local community group Heanor Vision in 2019 produced the following responses

Questions	No. of respondents	% answering Yes	% answering NO
How do you feel about the Town?	271		
Good		100%	
Do you feel safe?	266	100%	
Do you think there is a drugs problem?	270	82.26%	10.74%
Has crime increased in the last 2 years?	270	86.67%	13.33%
What would make you feel better?	257		
More Police		81.32%	
Curfews		30.35%	
Dispersal Orders		50.58%	
More CCTV		78.21%	
other		9.73%	
Would smartening shop fronts influence your shopping habits?	272	68.01%	31.99%
Would more pedestrian crossings on the high street help you access shops easier?	274	38.69%	61.31%
Do you us the Market	272	33.82%	66.18%
How do you travel to town?	268		
Car		40.67%	
Bus		6.72%	
Walk		52.24%	

Cycle		0.3%	
Is there adequate parking?	268	46.64%	53.36%
Are parking charges in Heanor?	261		
Too High		41.75%	
Reasonable		46.74%	
Too low		0%	
other		11.49%	

Source : Heanor Vision Survey . (The questions have been modified to fit into the format)

Appendix 2

Town Councils response Local Plan November 2017

Policy SS2 Housing Land Provision & Distribution

TOWN COUNCIL COMMENTS

The Town Council has no confidence in the Borough Council in its development of a housing strategy or the robustness of its rationale behind the figures. This is Council's third attempt to deliver a realistic housing strategy which seems more to be based upon wishful thinking than practical delivery. It has been tampering with the plan for the last two years trying to balance out competing pressure and ignoring the reality of the need to deal with the pressure on Derby City and the western side of the Borough and instead trying to include the majority of the development on the eastern side of the A38. We have no confidence that the proposals as laid out by the Borough Council are deliverable either in the short or medium term.

Policy SS4 Business & Industrial Land Provision & Distribution

TOWN COUNCIL COMMENTS

We welcome the pragmatic view to recognize the unlikely development of the Adams Close Heanor Gate Industrial Estate and would suggest that this could be reconsidered for Housing

Policy SS5 Development proposals for retail, office, leisure, entertainment and cultural facilities

TOWN COUNCIL COMMENTS

We fully support this proposal about improving the 'health' of Heanor but feel that Heanor has been significantly let down by the Borough Council in reducing the number of retail outlets within the Town, encouraging conversions to properties of multi occupancy and not preventing a plethora of Fast food and hairdressers to occupy prime retail sites. None of these are fulfilling the stated aim of this policy

We feel that throughout the document there is lack of strong enough action and wording to support such a statement..

We would emphasize the need to support a mix and diversity of uses within the Town Centre. Something which your current planning policy has not supported and which has been a distinct threat to trying to regenerate the town by allowing dramatic reduction in the retail function of the town. We do not support the Borough Council definition of Heanor Town Centre and will make our thoughts clearer at the appropriate part of the document.

Policy SS6 Borough's Town Centres

TOWN COUNCIL COMMENTS

The Town Council supports the definition of the Town centre Boundary as set out in this policy but rejects that the Borough have actually utilised this concept to ensure the Town Centre is viable. It has to date failed to maintain the vitality and viability or diversity of Heanor and certainly the number of residential planning permissions in former retail units both ground and first floor has increased significantly recently and had a detrimental impact on the town

Policy SS7 Primary Shopping Frontages

TOWN COUNCIL COMMENTS

The Town Council believes the proposed primary shopping front is too narrow given that the Borough Council planning decisions have undermined both the proposed policy SS6 and SS7. In policy SS6 to quote 'The conversion of vacant retail, office or other floorspace at upper floor level to residential use will be permitted. Residential development at ground floor level will also be permitted, providing it can be demonstrated that this would not have an adverse impact on the vitality and viability of the town centre. In the case of proposals within defined Primary Shopping Frontages which would result in the loss of an existing retail use at ground floor level, the criteria in policy SS7 will also need to be satisfied...' This has already taken place within the proposed primary shopping frontage in two properties with a third proposal for the same being withdrawn. Therefore, it is difficult to see how you will enhance the viability and vitality of the town by a policy which you have already breached for this reason the narrow focus of the shop frontage plan needs to be extended to include those shops on Ray Street down to its junction with Mundy Street and the shops on Derby Road. This will then link in with SS5 'c' which states '..positively contribute to the mix and diversity of uses within the town centre, without undermining their primary retail function..' and the proposed policy SS7. The Borough Council through its current planning process has already significantly reduced the mix and diversity of the retail element within the town with the increased number of fast food outlets and male hairdressing establishments along within it allowing an excessive number of bookmakers on the Market Place. None of these decisions made by the Borough Council are in keeping with the policies referred to above and given the situation we are in we need to protect what limited retail outlets we have by extending the shop frontage plan area along with a vigorous implementation of policy

SS7. Only then will we feel that the policies will fit in with the aspirations of the Town Council and local community for Heanor to be a healthy, vibrant Town with a diverse mix of retail.

Policy SS9 Green Belt SS10 and SS11

TOWN COUNCIL COMMENTS

The Town Council fully support the proposals as set out in this part of the plan

Policy HGS 1,6 and 7

7 Growth Site Policies

7.1 Housing Growth Sites

TOWN COUNCIL COMMENTS

We are disappointed that there is no detailed rationale for the inclusion of Leafy Lane and Thorpes Road within the document.

Whilst we have serious concerns about the size of the Newlands/Taylor Lane development especially access and egress to the sites, impact on local infrastructure, schools, highways recycling facilities etc and wildlife. We do recognize that the site is one that can be developed to contribute to the local housing demand

In respect of Whysall Street. This site is another one which we feel it is unrealistic to expect to be developed within the short or medium term and the density suggested is excessive given the nature of the site. The site is split due to the development of the Florence Shipley Care Home complex and the requirement to provide off street parking for the staff and the residents. Another complication is the right of access for a number of shops on the High Street, notably Boyes, for deliveries. The topography of the site is also problematic and adds to the issue over the type of accommodation, whilst the suggestion of elderly person's accommodation is commendable is it realistic given these issues?

The area is recognized as a high risk area according to Coal Authority data due to potential land instability and other safety risks associated with former coal mining activity which again raises issues about the practicality of the area being developed.

The likely impact on a number of listed buildings running parallel with the site is another complicating factor.

Given these concerns we feel the site should be deleted from the proposals for housing area has been blighted for too many years to allow proposals which are realistic to continue to blight it we would look for something in this area which would be of practical benefit to the community not something which is seen as a potential 'cash cow' for the land owners

We also recognize that Leafy Lane, being in the Council's ownership, is a potential site but would like it seen developed for alternative usage given the recent planning permission for a solar panel farm on the adjacent site alternative usage should be considered for the site given that it has been available for

development for housing for a significant number of years .The problems with the site will not ensure that it is developed within the timeframe of the plan , at least in the medium term

The omission of any details as to why Thorpes Road is included in any proposals for housing is of great concerns to the council who oppose any development of this site .It is a well usage local recreation area and its inclusion only smacks of desperation by the Council to find some land on which to develop which will help it not only financially but also in delivering enough houses to meet the demands of the local plan. We would be less cynical if the area had been included in previous plans .It has never appeared in any so we see no practical reason for it to be included now. Given the number of houses proposed and the lack of evidence provided by the Council to support its inclusion we believe its deletion from the plan will have minimal consequences on the overall plan

Policy H4 Housing Types, Mix & Choice

TOWN COUNCIL COMMENTS

We welcome the principles outlined in this policy IF the Borough Council implement them in their entirety.

Policy H\$ © is of particular importance to the Town Council , in addition to the potential site mix set out in 8.4.2 In recent years the Borough has allowed a proliferation of 3 bedroom houses to be built within the town which is not meeting local demand for smaller premises According to the Borough’s own statistics Heanor has a disproportionate number of large bedroomed properties

The 3 Borough wards which cover Heanor and Loscoe have the following

	Number	Percentage	AVBC %	Derbyshire %
1 Bedroom	458	6.30	6.20	7.00
2 Bedroom	2019	28.00	30.80	29.20
3 Bedroom	3899	54.00	45.50	45.70
4 Bedroom	130	10.30	13.90	14.40
5 or more	42	1.30	3.50	3.50

We would expect the Borough to apply the percentages in 8.4.2 to reflect the local housing mix deficit and not apply it as a rigid rule. The lack of 2 bedroom properties is preventing a lot of people from downsizing

Policy H5 Affordable Housing

TOWN COUNCIL COMMENTS

We support the need for 'affordable housing' and would like to see the Borough Council's definition of it contained within the document so that there is no confusion over what is meant by it. We would also like the Borough Council to replace the concept of developers providing an '....up to..' with a minimum limit for affordable housing within this policy. The document states that the Borough requires 2228 affordable dwellings by 2028. That is 223 per year from next year, given the Council's current inability to provide this kind of number; we believe the minimum limit number from the Borough will at least attempt to redress the imbalance. This of course will need to be linked to the Council's viability policy and its newly adopted policy on the use of commuted sums for affordable housing provision which we would have expected to be included within the documentation as we believe it will give it more weight when not goes before an inspector. There is no indication either within its policy on commuted sums or within this document where the Council's intends to spend the commuted sums which would be a help for developers when seeing where the Council's own priority areas are. It merely states'.....commuted sums can be used to support delivery at other sites that may be a priority..' We would have hoped the Council would have indicated where these were or how they are to be identified as it will impact upon the plan in respect of housing needs and mix. Also given that between 2006/17 the council has £1,532,999 in commuted sums unspent this makes this policy look particularly weak.

Policy H6 Viability

TOWN COUNCIL COMMENTS

We believe this is one of weakest aspects of the Borough Council's current policies as it has allowed a number of developments to go ahead with NO affordable housing contributions and without even the planning board members being made aware of the viability report. This is an area which the Council needs to address as a matter of urgency as we believe it is making the Council look weak and a 'soft touch' for developers knowing the perilous state of the Council's local plan.

We have concerns over the wording of 8.6.3 which states

'....the Borough Council will need to offer some flexibility to ensure a fully deliverable Plan. It states that such flexibility may need to apply to policies to reduce affordable housing levels and/or other policies...' Whilst recognizing the need to be flexible in respect of delivering the housing requirements it is necessary that this is not taken to the exclusion of the demand for 2228 affordable houses identified within the plan which is 23% of the Council entire housing projection for the period of the plan

We would have expect that the Council would be vigorous in applying the aspirations set out in 8.6.5

'.....lack of viability alone will not be sufficient to justify granting planning permission with reduced on and off site contributions and/or affordable housing provision. It must also be shown that the development

coming forward with reduced Section 106 contributions will still help achieve the aims of the Development Plan..’.

Its track record to date has been very poor and we hope that this will change

Policy IN 1 Infrastructure Policies Transport

We support this policy but would like to see more emphasis on supporting an integrated transport system which would include Langley Mill Train Station and the possible extension of the Nottingham Tram system into Amber Valley

We would like the Borough Council to look at promoting an extension of the Railway accessibility. Amber Valley is served by 2 lines. There is no connection between the two, except by changing at Chesterfield to the north.

All the stations between Sheffield and Notts/Loughborough were shut in the early 60s. In slow stages Alfreton, then Langley Mill, E Mids Parkway and – this year – Ilkeston were reopened. These have been piecemeal. And none of the stations are in town centres, so require P&R or bus connections. Why not seek to promote an ‘M1 Metro’ from Chesterfield to Ilkeston? Mainly timetabling with other services to maximize and minimize connection times:

- a) with bus services at each of the stations – some people need a sandwich service ie a bus ride both ends with the train in the middle
- b) with other trains at Chesterfield to the North and at Nottingham.

We would also like the Borough to support electrification of the Midland Mainline and the increase in the number of trains stopping at Langley Mill Train Station

APPENDIX 3

AMBER VALLEY BOROUGH COUNCIL LAND TO THE NORTH OF MARKET STREET, HEANOR STATEMENT OF DEVELOPMENT PRINCIPLES

In 2008, Amber Valley Borough Council approved a masterplan for Heanor town centre. The masterplan identifies a number of regeneration projects and opportunities across the town centre. However, the realisation of many of these projects and opportunities has been dependent on the future of the proposed Heanor Inner Relief Road scheme.

Land to the north of Market Street within the town centre has been safeguarded by the borough council for this scheme for over 20 years. However, Derbyshire County Council have now rescinded the Inner Relief Road scheme. This now provides the opportunity to consider in more detail how the land previously safeguarded for the relief road could be used and developed to contribute most effectively to the physical regeneration of the town centre.

The statement of development principles aims to:

- Establish a clear vision for land use and development within the area
- Provide detailed guidance against which specific development proposals can be considered, alongside current planning policies and other material considerations.
- Give greater certainty to existing landowners, prospective developers and the local community as to the appropriate form and scale of development within the area

The statement of development principles will be taken into account, alongside current planning policies and guidance and other material planning considerations, in the determination of planning applications within that part of Heanor town centre.

The statement of development principles also enables the council to work proactively with prospective developers to encourage development proposals that can contribute to town centre regeneration.

AMBER VALLEY POLICY DOCUMENT

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1 Introduction

In 2008, Amber Valley Borough Council approved a Masterplan for Heanor Town Centre. The Masterplan identifies a number of regeneration projects and opportunities across the town centre. However, the realisation of many of these projects and opportunities has been dependent on the future of the proposed Heanor Inner Relief Road scheme.

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This Statement of Development Principles aims to:-

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- Provide detailed guidance against which specific development proposals can be considered, alongside current planning policies and other material considerations
- Give greater certainty to existing landowners, prospective developers and the local community as to the appropriate form and scale of development within the area

The Statement of Development Principles will be taken into account, alongside current planning policies and guidance and other material planning considerations, in the determination of planning applications within that part of Heanor town centre.

The Statement of Development Principles also enables the Council to work proactively with prospective developers to encourage development proposals that can contribute to town centre regeneration.

2 Site Characteristics & Ownership

The land, which comprises some 2.66 hectares, is located between the heart of Heanor town centre to the south and residential development to the north. It comprises mainly open land uses, including car parking (some of which is currently not in operation) and some green open space, including a number of trees, but there are also a small number of buildings within the area.

The majority of the area falls within the Town Centre boundary, as defined in the adopted Amber Valley Borough Local Plan 2006.

The area is in multiple ownership, with the majority of the land being within public ownership, either by Amber Valley Borough Council or Derbyshire County Council.

3 Heanor Masterplan

The Heanor Masterplan identifies a number of opportunity sites within the town centre. Four of these opportunity sites are within the area of land north of Market Street, namely:-

- Bircumshaw's Road
- Whysall Street West
- Whysall Street East
- Eastern Gateway

The Masterplan highlights the development potential of these four sites, as follows:-

Bircumshaw's Road – an opportunity for additional leisure and residential development, with a new access to the area from Fletcher Street allowing for the closure of Bircumshaws Road at Market Street and improvements to Red Lion Square

Whysall Street West – an opportunity for residential development to support more people living in the town centre

Whysall Street East – an opportunity to secure improved car parking provision, together with additional retail and residential development, with improved linkages to Market Street

Eastern Gateway – an opportunity to provide new gateway buildings, including for residential use and possibly including a hotel

4 Developing A Vision For The Land North Of Market Street

The Masterplan provide a useful starting point, there was an opportunity to develop a clear vision for this area of land, which focuses on maximising the potential for development to contribute to the physical regeneration of the town centre.

Three alternative visions were identified:-

Option 1 – Residential Led – this option would have seen the majority of the land brought forward for housing development, with a range of house types and sizes to meet housing needs and to generate additional demand for retail and other facilities within the town centre

Option 2 – Commercial Led – this option would have seen the land predominantly brought forward for a range of commercial uses, including retail and business development – this option would effectively extend the heart of the town centre northwards from Market Street

Option 3 – Mixed Development – this option would have seen a wide range of development, including residential and commercial uses and would in effect provide a transition between the heart of the town centre and residential areas to the north of the town centre

Following the outcome of the consultation on the draft Development Principles document, Option 3 was favoured by the majority as the preferred option providing adequate car parking provision remains within the town centre.

This option is considered to be a realistic and deliverable option and is supported in principle by the planning policies contained within the adopted Amber Valley Borough Local Plan 2006.

The vision for the site is therefore for mixed development, with a wide range of uses, including residential and commercial development to provide a transition between the heart of the town centre and residential areas to the north of the town centre, with adequate car parking provision remaining in the town centre. This vision could also enable the retention and enhancement of open space within the area and the provision of recreational uses. There will be an emphasis on the provision of high quality, modern buildings.

5 Relevant National & Local Planning Policies & Guidance

Any development proposals for the land north of Market Street will need to be considered against relevant national and local planning policies and guidance, depending on the scale and form of development.

National Planning Policies & Guidance

Any development proposals will need to be considered against any relevant national planning policy guidance, as set out in Planning Policy Statements (PPSs) and Planning Policy Guidance Notes (PPGs), depending on the scale and form of the proposals.

Amber Valley Borough Local Plan 2006

Policy TP9 of the adopted Amber Valley Borough Local Plan safeguards land north of Heanor town centre from any development that could prejudice the implementation of the Heanor Inner Relief Road. However, following the decision by Derbyshire County Council to rescind the Inner Relief Road scheme, this policy will no longer be applicable.

There are a number of other policies in the adopted Local Plan that may be relevant in considering development proposals within the area, depending on the scale and form of the proposals. All development proposals will however need to comply with policy TC1, which sets out a range of potential uses for land within defined town centres and policy TC9, which sets out a range of criteria to ensure that all development within town centres is of a high quality.

Supplementary Planning Documents.

In addition to the relevant local planning policies, any development proposals will also need to be considered against the relevant Supplementary Planning Documents (SPDs) adopted by the Council. Depending on their scale and form, development proposals may need to comply with the following SPDs:-

- Residential Development
- Development and Recreational Open Space
- The Provision of Affordable Housing through the Development Process
- Design for Community Safety
- Listed Buildings and Buildings in Conservation Areas
- Shop Fronts and Advertisements

6 Development Opportunities & Constraints

Opportunities

The land north of Market Street offers a number of potential development opportunities. These could include:-

- Making more effective use of redundant and underused land to provide new development that can contribute to the physical regeneration of Heanor town centre
- Providing additional and a more varied range of types of residential accommodation within the town centre
- Providing additional retail and commercial units within the town centre

- Providing opportunities for the relocation of existing small businesses from unsuitable locations within the town and/or the establishment of new small businesses
- Providing opportunities for additional leisure and community facilities
- Improving linkages between the town centre and residential areas to the north beyond the town centre boundary, including through improved signage
- Improving the public realm and biodiversity with the addition of greenways and natural habitats to provide green space
- The need to safeguard Listed Buildings in the vicinity of the area from any adverse impact from new development and to ensure that they can provide an attractive and historic setting for any forthcoming development Constraints

There are a number of potential constraints to development of the land north of Market Street, which any development proposals would need to address. These include:-

- The quality of existing pedestrian and vehicular access
- Limited demand for large-scale retail and other commercial development, particularly given the area's poor location in relation to the strategic highway network.
- Poor pedestrian linkages between the area and the heart of the town centre to the south, particularly given the differences in height, as well as poor linkages with existing residential areas to the north
- Limited opportunities to improve access from Market Street without demolishing existing buildings on the street frontage
- The need to maintain vehicular access to the area from Market Street to enable rear servicing of frontage properties
- The need to retain green space, including important trees and natural habitats
- The need to safeguard the amenities of existing residents of properties adjacent to the land
- The need to maintain sufficient car parking within the area to meet operational requirements within the town centre

Potential Land Uses

Policy TC1 of the adopted Local Plan includes the following uses as appropriate in principle within a defined Town Centre

- Residential (C3)
- Residential Institutions (C2)
- Hotels (C1)
- Business (B1)
- Shops (A1)
- Financial & Professional Services (A2)
- Restaurants & Cafes (A3)
- Non-Residential Institutions (D1)
- Assembly & Leisure (D2)

Policy TC1 also refers to the potential for Drinking Establishments (A4) and Hot Food Take Aways (D5) within defined Town Centres, but the provision of these uses within the area north of Market Street is not considered to be appropriate, given the number of existing properties within these use classes in the town centre.

The development of this area of land could also offer potential for small business (B1) uses within the area, providing these can be accommodated in a way that protects or enhances the quality of the environment. This could include offices or workshops/studios, suitable for existing local firms looking to expand/relocate or for the establishment of new businesses.

A mix of small-scale retail development and restaurants/cafés, together with local community facilities, could help to make the town centre more attractive to local residents and visitors and reduce commuting to other centres in the locality.

There is also the potential to enhance the use of and improve access to existing open land within the area to improve the public realm.

7 Design Principles

Any development proposals for the site will need to take into account the following elements in relation to design: -

- Character
- Density
- Scale & Height
- Materials
- Landscaping & Open Space
- Community Safety
- Accessibility, Parking & Servicing
- Dwelling Mix

Character

The character of Heanor town centre is varied, with a mix of early 20th century developments to more modern post-war buildings. There are a limited number of listed or other buildings of architectural merit.

This varied but undistinguished character provides the opportunity to enhance the character of the town centre through the provision of high quality modern buildings within the area of land north of Market Street.

Density

The density of any new development should generally reflect that of existing development within the town centre. Medium to high density development is therefore likely to be appropriate, although this does not necessarily mean that large blocks of built development would be the most suitable form of development.

Any residential uses should generally be within the range of 30-50 dwellings per hectare.

Scale & Height

The height differences between the area north of Market Street and the heart of the town centre to the south will have a significant impact on the scale and height of development that can be achieved. Development should generally be limited to a maximum of 3-storeys within the area and should not significantly exceed the height of the existing built frontages on Market Street and in adjacent residential areas to the north.

Materials

Any new development adjacent to existing built frontages should generally be sympathetic to the materials used in existing buildings. If more modern materials are to be introduced, development will need to be sited so to retain the existing building line.

Away from existing building frontages, there is the opportunity for a greater variety of materials, although it is important that any materials are of high quality and contribute to a distinctive architectural design.

All development proposals will be expected to contribute to the principles of sustainable development, with any residential development meeting at least Level 3 in the Code for Sustainable Homes, with all other uses achieving the equivalent

BREEAM rating of 'good'.

Landscaping & Open Space

Landscaping and boundary treatment should be of a high quality and integral to the development, in particular to the rear of the buildings in any communal parking and servicing areas.

Sustainable development should be encouraged and it is anticipated that any development will include sufficient sustainable infrastructure including sustainable urban drainage systems (SUDS) that could be integrated into the open green spaces to enhance the visual amenity of any development

The retention of existing green spaces within the area, together with additional open space provision, will contribute significantly to the overall quality of new built development and the character of the area as a whole. Any development proposals will need to take into consideration wildlife and biodiversity and planning applications will need to be supported with the relevant reports

Community Safety

All development proposals will need to accord with the Borough Council's Design for Community Safety SPD.

The provision of any communal parking areas will need to be overlooked to provide a natural element of security to deter crime and anti-social behaviour.

Accessibility, Parking & Servicing

The principal access to the area for both pedestrians and vehicles is via Whysall Street. This will need to be retained as part of any redevelopment proposals.

In order to successfully integrate the area with the rest of the town centre, the means of pedestrian access will need to be provided in such a way that is easy and attractive to use for all groups.

Parking and servicing arrangements for any new development will need to be provided in accordance with the specific requirements for individual land uses.

The extent of any public car parking provision within the area will need to be considered in terms of the overall requirement for car parking within Heanor town centre.

Dwelling Mix

Any proposals for residential development, including as part of mixed use schemes, should include a range of size and type of accommodation to meet housing needs and to generate additional demand for retail and other facilities within the town centre.

8 Development Requirements

Depending on the scale and nature of any development proposals, any planning applications will need to be accompanied by a range of supporting information to enable a proper assessment of proposals against planning policies and other material considerations. The precise requirements will need to be in accordance with the Borough Council's validation criteria for planning applications.

The Borough Council will also, where appropriate, attach conditions to any planning permissions and/or include appropriate matters within planning obligations under section 106 of the Town and Country Planning Act 1990, to ensure that any constraints to development can be overcome

APPENDIX 4

Development Brief Former Heanor Grammar School Site

AMBER VALLEY BOROUGH COUNCIL

LAND TO THE NORTH OF MUNDY STREET, HEANOR - STATEMENT OF DEVELOPMENT PRINCIPLES

1 Introduction

Land to the north of Mundy Street in Heanor includes the former Derby College (previously South East Derbyshire College and Heanor Grammar School), which closed in 2013. Proposals to establish a new studio school on the site were unsuccessful and Derby College confirmed they would be looking to dispose of the site and were seeking expressions of interest to acquire the site.

A nomination in February 2015 by the St Lawrence Parish Church Parochial Church Council, to list the former Derby College/South East Derbyshire College/Heanor Grammar School site as an Asset of Community Value under the Localism Act 2011, was successful and the site was included on the Assets of Community Value Register for Amber Valley on 23 April 2015.

Following formal notification by Derby College on 27 April 2015 of their intention to dispose of the site, an expression of interest to acquire the site by the St Lawrence Parish Church Parochial Church Council was received by the Borough Council on 3 June 2015. The effect of this expression of interest was to trigger the 6 months 'full moratorium period', preventing any disposal of the site prior to 27 October 2015.

Derby College have subsequently received a number of bids to acquire the site and on 22 April 2016, advised the Borough Council that it had entered into a formal contract to dispose of the site. Following the completion of sale, the new owners of the site met with Council officers for initial discussions regarding the potential use/development of the site and have subsequently met with a number of local councillors and with representatives of the Heanor Grammar School Action Group.

Whilst any proposals in relation to the site would need to be considered against the relevant national and local planning policies and guidance and other material planning considerations, the Borough Council considers that the site, together with adjoining land, presents an opportunity to secure a comprehensive form of development that can make a significant contribution to the regeneration of Heanor town centre. There is also an opportunity to address a number of issues raised through a recent community survey as to what Heanor needs and what should happen on the site itself.

In order to maximise these opportunities, the Council considers that a Statement of Development Principles should be prepared, which would:-

- Establish a clear vision for land use and development
- Provide detailed guidance against which specific development proposals can be considered, alongside current planning policies and guidance and other material planning considerations.
- Give greater certainty to existing landowners, prospective developers and the local community as to the appropriate form and scale of development.

The approved Statement of Development Principles can then be taken into account, alongside national and local planning policies and guidance and other material planning considerations, in the determination of planning applications within the area of land.

2 Site Characteristics & Ownership

The land, which comprises approximately 1 hectare, is located at the eastern end of Heanor Town Centre and is bounded by Church Street, Ilkeston Road, Mundy Street and Wilmot Street).

The northern frontage to Church Street comprises post-war buildings, including a retail unit, the former science block of Derby College and Heanor Conservative Club.

The eastern frontage to Ilkeston Road is largely open, comprising an area used as car parking area for the former College. The southern frontage facing Mundy Street comprises the main building of the former College, a Grade II Listed Building, together with a number of trees. The western frontage to Wilmot Street comprises retail units, a hot food takeaway outlet and the former Heanor Fire Station.

The land falls wholly within the boundary of Heanor Town Centre, as defined in the Adopted Amber Valley Borough Local Plan 2006 (saved policy TP1).

The majority of the land comprises the buildings of the former Derby College/South East Derbyshire College/Heanor Grammar School and associated land. The ownership of the later additional buildings and the car parking area is on a freehold basis, whilst the older buildings of the former Grammar School are on a leasehold basis. The remaining parts of the land are in separate ownerships.

The principal existing vehicular access to the land, serving the car parking area to the former Derby College/South East Derbyshire College/Heanor Grammar School, is via the eastern frontage to Ilkeston Road, with a secondary vehicular access to this area from the southern frontage on Mundy Street. There are also two existing pedestrian accesses to this area and other existing vehicular and pedestrian

accesses to other parts of the land. The existing means of access to the site are shown on the plan at Appendix C.

3 Relevant National & Local Planning Policies & Guidance

Any proposals for the re-use or redevelopment of the land will need to be considered against the relevant national and local planning policies and guidance, depending on the form and scale of development proposed.

National Planning Policies & Guidance

Any development proposals will need to be considered against the relevant national policies in the National Planning Policy Framework (NPPF) and the supporting guidance in the National Planning Policy Guidance (NPPG). In particular, proposals will need to be considered against Chapter 2 'Ensuring the Vitality of Town Centres' and Chapter 12 'Conserving and Enhancing the Historic Environment' in the NPPF.

Adopted Amber Valley Borough Local Plan 2006 Saved policy TC1 of the Adopted Local Plan sets out a range of potential uses for land within the Borough's town centres.

Saved policy TC9 of the Adopted Local Plan sets out a range of criteria against which any development proposals within the Borough's town centres will need to be assessed, to ensure that development is of a high quality.

Given that the buildings of the former Derby College/South East Derbyshire College/Heanor Grammar School and its curtilage comprise a Grade 2 Listed Building, any development proposals will also need to be considered against saved policies EN23, EN24 and EN25 of the Adopted Local Plan.

Adopted Supplementary Planning Documents Any development proposals will also need to be considered against the local guidance set out in the relevant Supplementary Planning Documents (SPDs) adopted by the Borough Council. Depending on the form and scale of development, proposals may need to comply with the following SPDs:-

- Residential Development
- Development and Recreation Open Space
- The Provision of Affordable Housing Through the Development Process
- Design for Community Safety
- Listed Buildings and Buildings in Conservation Areas
- Shop Fronts and Advertisements.

4 Development Opportunities & Constraints & Potential Land Uses

Opportunities

The land offers a number of opportunities for uses and/or development that could contribute to the regeneration of Heanor Town Centre and address issues raised by the local community. Potential benefits could include:-

- the re-use of redundant and underused buildings and land
- protection and enhancement of a Listed Building
- additional retail and commercial units, including an indoor market
- a range of additional housing development
- the relocation of existing small businesses from unsuitable locations elsewhere within the town
- the establishment of new craft units or other small businesses
- additional leisure and community facilities, including a cinema and/or theatre

- the provision of flexible space within buildings for multi-purpose uses
- improvements to the highway network at the existing signalised junction of Church Street/Ilkeston Road
- improving links between the town centre and a) existing residential areas to the south and b) Heanor Memorial Park to the east.

Constraints

As well as offering a range of opportunities, there are a number of potential constraints to development, including:-

- the need to retain trees protected by a Tree Preservation Order
- securing a comprehensive form of development given multiple land ownerships
- the need to retain and secure the restoration of the existing Grade 2 Listed Building, to preserve its key features and to safeguard its setting.
- a limited demand for commercial development, given the location is away from the strategic transport network.
- the need to maintain sufficient car parking within the site to meet operational requirements.

Potential Land Uses

Saved policy TC1 of the Adopted Local Plan includes the following uses as being appropriate in principle within a defined Town Centre:-

- Residential (C3)
- Residential Institutions (C2)
- Hotels (C1)
- Business (B1)
- Shops (A1)
- Financial & Professional Services A2
- Restaurant & Cafes (A3)
- Non-Residential Institutions (D1)
- Assembly & Leisure (D2)

The provision of residential development within the land could help to regenerate Heanor town centre through increased demand for retail and other facilities, as well as securing a viable use for the Grade 2 Listed Building and any other buildings to be retained.

The site could offer potential for small business (B1) uses, including offices or workshop/studios, either to secure the relocation of existing firms from less suitable locations, or to enable the establishment of new businesses.

The provision of small-scale retail uses (A1) and/or restaurant/cafes (A3), together with local community facilities, could help to make Heanor town centre more attractive to local residents and to reduce out-commuting to other centres for retail and other purposes.

Saved policy TC1 also refers to the potential for Drinking Establishments (A4) and Hot Food Takeaways (A5) within defined Town Centres. However, given the number of existing properties within these use classes within Heanor town centre, the further provision of these uses within the land would not be considered to be appropriate.

5 Design Principles

Any development proposals for the site will need to take into account the following elements in relation to design:-

Character

Density

Scale & Height

Materials

Landscaping & Open Space

Community Safety

Accessibility, Parking & Servicing

Dwelling Mix

Character

The character of Heanor town centre as a whole is varied, with a mix of early C20 y development and more modern post-war buildings.

The land itself is dominated by the main former Derby College building, which is a Grade 2 Listed **Building**.

The reasons for the Listed Building designation are as follows:-

- it is a notable example of the work of George Widdows, who is nationally acknowledged as a leading designer of schools in the early C20 and an exponent of advanced ideas on school planning and hygiene
- it retains all of the notable elements of its original design and has seen little alteration
- The interior retains a number of original features of special interest, including panelling and its most notable feature, the former school hall with its large mural (triptych) designed as a war memorial by the nationally important painter Frederick Cayley Robinson.

Any development proposals will need to have due regard to the significance of the Grade 2 Listed Building and to respect its original design, both internally and externally, in particular by preserving 'in situ' and enabling public access to the mural (triptych) and preserving the panelling, stained glass windows and other key features.

In addition, any development proposals will also need to have regard to the setting of St Lawrence Parish Church on the north side of Church Street, which is a Grade 2* Listed Building.

Density

The density of any new development within the land should generally reflect that of existing buildings within the site and the immediately surrounding area, which range from medium to high density development, providing that any new buildings would not detract from the existing Grade 2 Listed Building and its setting within the land and the setting of the St Lawrence Church (Grade 2* Listed Building).

Scale & Height

The scale of development will need to take into account the location of the land in a prominent position on the top of a hill and being clearly visible from the approaches to the town Centre from the east (Derby Road) and the south east (Ilkeston Road).

Development should be limited to a maximum of 4 storeys and should not exceed the height of the existing built frontages on Market Street, Ilkeston Road, Mundy Street and Wilmot Street. The scale and height of any new buildings in the southeast corner of the land, fronting the entrance to Heanor Memorial Park, will need to have careful regard to the need to retain an open visual aspect and to maintain and strengthening the existing pedestrian links between the Park and the town centre.

Materials

Any new development will need to successfully integrate with its surroundings and materials should therefore reflect the local vernacular, which could include stone, red brick and natural slate.

Landscaping & Open Space

Landscaping and boundary treatment should be of high quality and integral to the development, in particular to the rear of existing and new buildings and within any communal parking and servicing areas. Any development proposals for residential development will need to either provide or make an appropriate contribution towards the provision of public open space, having regard to the Borough Council's Adopted Supplementary Planning Document (SPD) in relation to 'Development & Recreation Open Space'.

Community Safety

Any development proposals will need to reflect the guidance in the Borough Council's Adopted Supplementary Planning Document (SPD) in relation to 'Design for Community Safety'. In particular, the provision of any communal parking areas will need to be overlooked to provide a natural element of security to deter crime and anti-social behaviour.

Accessibility, Parking & Servicing

The existing principal means of vehicular access to the land is from the eastern frontage to Ilkeston Road, although a comprehensive form of development could enable additional or alternative vehicular access points.

The existing signalised junction at Church Street/Ilkeston Road suffers from congestion. Any development proposals would therefore need to ensure that there would be no significant adverse impact on the safety and smooth operation of this junction, or on other elements of the surrounding highway network. There is also the opportunity through redevelopment proposals to secure an improvement to the layout and design of the Church Street/Ilkeston Road junction, as a 'gateway' to the town centre from the east/south-east.

Development offers the potential to improve pedestrian access to the land itself and to enhance existing pedestrian routes between the town centre and existing residential areas to the south of the site and Heanor Memorial Park to the east of Ilkeston Road.

Parking and servicing arrangements for any new development will need to be provided in accordance with the specific requirements for individual land uses. There may also be the opportunity to establish additional public car parking provision within the site, depending on the precise mix of uses and development.

Dwelling Mix

Any proposals for residential development, either through the re-use of existing buildings and/or new dwellings, should include an appropriate range of size and type of accommodation to meet local housing needs and to make an effective contribution to regeneration through additional demand for retail and other facilities within Heanor town centre.

6 Development Requirements

In order to ensure a comprehensive form and scale of development, with a range of appropriate land uses and forms of development that reflect both the opportunities and constraints in relation to the site,

a masterplan led approach to development will be encouraged.

Any masterplan should include details of the following:-

- the range of proposed uses on the site
- how the different parts of the site will link together
- the scale, height and density of proposed development
- the means of vehicular access to the site and any improvements to existing highway infrastructure
- measures to retain and enhance pedestrian access to and movement through the site
- the protection and enhancement of the Grade 2 Listed Building of the former Derby College/South East Derbyshire College/Hearor Grammar School, including the preservation of and securing public access to its key features and safeguarding its setting within the land, as well as safeguarding the setting of the Grade 2* Listed Building at St Lawrence Church.

Any planning application(s) will need to be accompanied by a range of supporting information, depending on the scale and nature of any development proposals, to enable the proposals to be considered against the relevant national and local planning policies and guidance and other material planning considerations. In

particular, given the need to protect the existing Grade 2 Listed Building within the site and its setting, plus the setting of St Lawrence Church (Grade 2* Listed Building), this will need to include a detailed heritage impact assessment