

2014 -
2028

RIPLEY NEIGHBOURHOOD
PLAN



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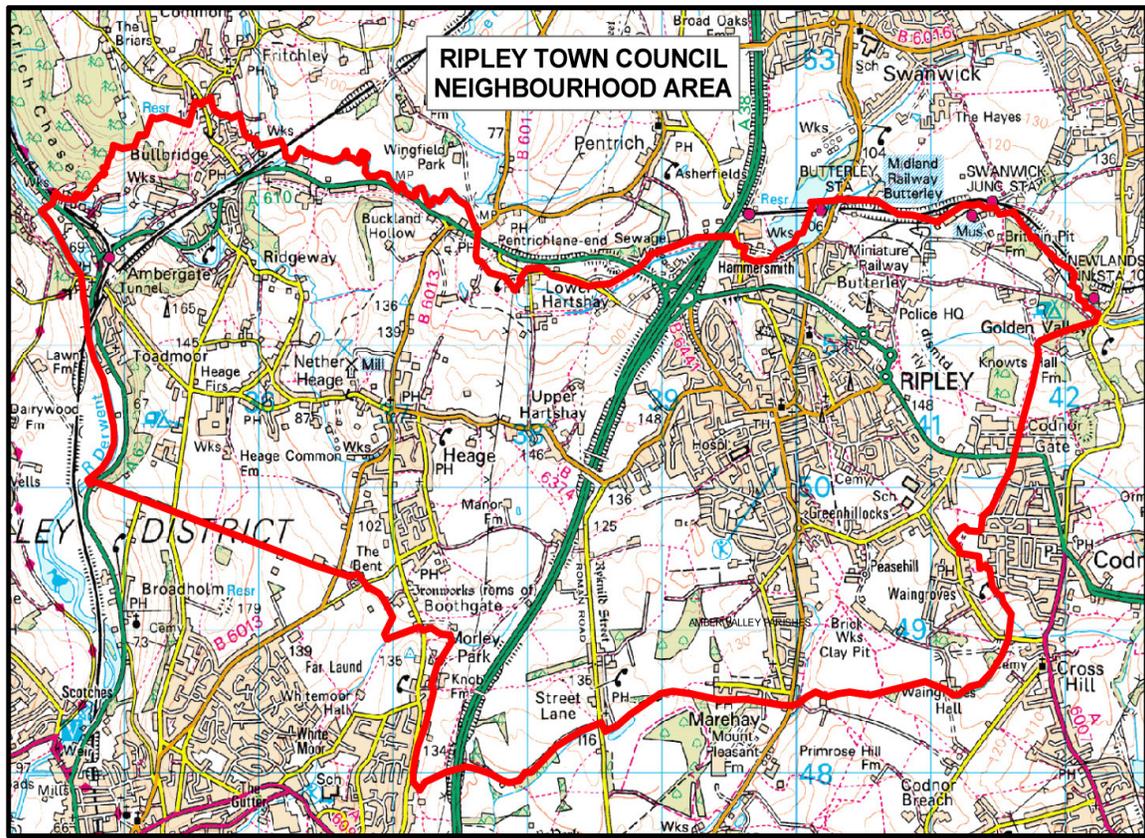


Fig 1. Ripley Neighbourhood Area

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FOREWORD

Introduction

With a market dating back to 1251, Ripley is a Derbyshire town with a rich history of industry, mining and textiles. The Butterley Company, famous for creating St Pancras Station's arched roof, was based in the town until 2010. Sir Barnes Wallis, inventor of the bouncing bomb, was born in the town. The surrounding villages within the Township are more rural in character, with Ambergate part of the UNESCO World Heritage Site. Despite the loss of its manufacturing base, the town still retains its individual character and has the highest percentage of independent shops on its high street in the East Midlands.

The Neighbourhood Plan has to articulate a clear and distinctive vision for how the town of Ripley will grow and develop up to 2028. Ripley Town Council has managed the process and is keen to develop a distinctive vision for Ripley. This objective has shaped the development of the Neighbourhood Plan. Together, the vision and objectives form the basis of the Ripley Neighbourhood Plan (The Plan).

How the Ripley Neighbourhood Plan (The Plan) Has Been Produced

A review of regulations and government guidance was undertaken and the process set out below was applied:

Stage 1: Defining the Neighbourhood

The Ripley Neighbourhood Plan area was approved by Amber Valley Borough Council, on 4 March 2013. This was further to an application by Ripley Town Council, which has led to the production of the Neighbourhood Plan.

Stage 2: Preparing The Plan

Local people were engaged in order to pull together and prioritise their early ideas, and start to draw up their plans. These people became the Ripley Neighbourhood Plan Group (RNP Group). The RNP Group was supported by professionals (Action for Market Towns in the first instance and later Rural Action Derbyshire) together with planning and transport consultants (Planning Design Practice Ltd and Bancroft Consulting respectively) who prepared supporting documents.

The ground rules followed by the community group working as the RNP Group pulling together the Draft Plan were to ensure this early plan was:

- Generally in line with Local and National Planning Framework
- In line with other legal frameworks
- Mindful that the Local Planning Authority has indicated that the area needs to grow, so the Neighbourhood Plan cannot be used to block the building of new homes and businesses.
- Being used to influence the type, design, location and mix of new development.
- Contributing to achieving sustainable development.

The Plan seeks to establish general planning policies for the development and use of land in the neighbourhood. The community was asked where new homes and offices should be built, and what they should look like, plus their views on environmental issues and open spaces. The community was also consulted on the retail and leisure offer as this information would be taken into account by the RNP Group when articulating a vision for the community.

Consultation

The Plan aims to set a vision for the future taking into account the data gathered through community engagement and consultation.

A series of consultation exercises has been conducted, commencing in 2012 continuing during 2013 and 2014 through public meetings, face-to-face interviews, postal questionnaires, a website and meetings for specific working groups. The services of a communications professional were engaged to manage Facebook and Twitter feeds.

Later consultation invited comments on the Emerging Plan. The concluding consultations took effect as under Regulation 14 with the formal submission of the Draft Plan to AVBC.

For details of the consultees please see the detailed Consultation Statement.

Review and Revision of the Draft Ripley Neighbourhood Plan

Consultation has led to the review and revision of The Plan in line with the comments from a wide range of stakeholders, from community groups to individuals in the community, to local authorities and third sector organisations.

Ripley Town Council considers that this Plan meets the conditions set out in the Neighbourhood Plan regulations.

VISION AND CORE OBJECTIVES

Vision

The overwhelming view from local people is that they value the individual character of the town and surrounding area.

Local people and businesses have indicated a desire to increase and improve the range of facilities and services available in the area and for Ripley Township to be more self-sufficient. There is a strong preference for new development to take place on previously developed brownfield sites, with a corresponding minimal reliance on Greenfield sites, with particular emphasis on the avoidance of the use of land within the Green Belt if possible.

The community has indicated that the character of the area is founded upon the important open spaces within and around Ripley town itself, and the countryside in the wider Township. This includes several heritage features of great significance which should be afforded appropriate protection.

Core Objectives

The Core Objectives set out how the vision of The Plan will be delivered. They reflect a variety of factors, including the locally specific vision for Ripley developed through community engagement and information relating to existing and emerging planning policy.

Housing

1. To identify sites where new development would readily integrate into the area.
2. To steer the provision of new housing to previously developed sites and other sites within and around the town which avoid, where possible, areas in the Green Belt and other important open spaces.
3. To avoid housing development on sites that would lead to the coalescence of Ripley with neighbouring settlements, particularly with Codnor.
4. To provide for a greater range of affordable housing which meets local needs.
5. To provide a range of housing types across all tenures, designed to the highest standards and which reflect the local vernacular.
6. To avoid housing in areas at risk of flooding and to ensure new development does not increase the flood risk in other properties.
7. To prevent commencement of site development until any contamination issues have been fully assessed, removed or made safe and dealt with as necessary.

Open and Green Space

1. To protect and enhance the character and quality of the environment of the area.
2. To protect the area from inappropriate development.
3. To safeguard important open areas within and around the town and surrounding settlements within the Township.
4. To designate appropriate areas as Local Green Spaces.
5. To enhance existing public open spaces and seek to ensure more public open spaces are provided within new housing developments.

6. To protect and enhance the network of public footpaths, bridleways and cycle paths.
7. To protect and enhance the biodiversity interests of the area.

Environment and Ecology

1. To identify and protect sites of ecological importance.
2. To identify and protect existing and to develop and enhance new wildlife corridors.
3. To accommodate the development needs of the area without adversely affecting the biodiversity interests of the area.
4. To ensure development does not have a negative impact on watercourses and, where possible, use the development to improve the water environment.

Economic and Employment Development

Generally:

1. To provide new employment opportunities to meet the needs of the community, to offset the decline in the area's traditional economic base and to reduce commuting.
2. To encourage and support the installation of a digital highway available to all properties within the Township.

Specifically:

Town Centre

1. To maintain a healthy and vibrant town centre.
2. To encourage and facilitate the re-use of vacant town centre buildings with appropriate new uses.
3. To encourage the re-use of empty floors above town centre shops and buildings providing other services.
4. To provide free town centre parking for up to two hours to support the viability of the town centre.
5. To support the retention and enhancement of Ripley Market.

Villages

1. To maintain healthy and vibrant villages.
2. To support the retention of all community assets.
3. Where development is to occur, to encourage and support high quality design and the use of high quality materials.

Community Facilities

1. To enhance and extend the range of community facilities in the area.
2. To ensure the provision of new or extended community facilities in proportion to the scale of new housing development.

3. To encourage the re-establishment of a town centre community facility large enough to accommodate a wide range of activities such as stage productions, cinema, dances, concerts and other complementary activities.
4. To encourage recycling by ensuring there are local public amenity facilities for recyclable waste.

Heritage

1. To identify, protect, support and enhance the heritage features of the area.
2. To develop public awareness of the heritage features of the area and to increase visitor numbers both from people within the area and from people living further afield.
3. To protect and enhance the remaining buildings and features of the former Butterley Engineering Works site (including the underground wharves and canals).
4. To seek to establish appropriate conservation areas throughout the Township.
5. To restore the section of the Cromford Canal within the Ripley area.

Transport and Connectivity

1. To promote sustainable transport choices for local people.
2. To promote accessibility to employment, shopping, services and leisure facilities by public transport, walking and cycling.
3. To reduce the need to travel, especially by car.
4. To create a movement network that reflects the character of the area, serves local transport and encourages more sustainable modes of transport.

Sustainability

1. To promote the expansion of sustainable transport choices for local people.
2. To ensure employment, shopping and leisure facilities are accessible through public transport, walking and cycling.
3. To reduce the need to travel, especially by car.
4. To value and protect Green Belt and open spaces and watercourses and recognise the services they provide to people and wildlife.
5. To minimise the impact on the environment by reducing the use of material and energy.
6. To create a transport network that reflects the character of the area, serves local needs and encourages more sustainable modes of travel (including the extension of tram services from Nottingham to Ripley).

HOUSING

Introduction

The Township of Ripley has a population of fewer than 21,000 , of whom 14,500 live in Ripley, with the remainder living in Lower Hartshay, Nether Heage, Heage, Ambergate, Bullbridge, Sawmills and Waingroves. The population of the area has been relatively stable, rising by approximately 4% between the 2001 and 2011 census dates, whereas the population increase of the UK as a whole was more than double this rate.

Background Information on Housing

The background information obtained for The Plan indicates:

- The number of households in the area is 8,965.
- The area has a high proportion of detached and semi-detached housing (37.3% and 36.8% respectively) compared to the Derbyshire and national averages (22.3% and 30.7% in England).
- The area has high levels of owner occupation (76.5% compared to 64.1% in England).
- House prices in Ripley and Marehay (£138,800) are about 17% below the Borough average, whilst in Heage and Ambergate prices are very similar to the average (£163,100). House prices across the area are low in comparison to the East Midlands region and the UK generally.
- The area has an aged housing stock in comparison to the national average, with over 30% built before 1919 (compared to 24.6% nationally).
- Over a third of all houses in the Ripley and Marehay areas were classed as non-decent with 17% in disrepair but these figures rose to 47% and 23% respectively for the Heage and Ambergate area.
- Overcrowding levels are low (3.2%) compared to the national average (8.7%).

Most houses in Ripley are of traditional construction in brick and slates/tiles. The villages to the west have a higher proportion of stone buildings.

Housing Issues

- The Plan considers that the background evidence, including consultation responses from all parts of the local community and statutory consultees, indicates that the main housing related issue is how to accommodate new housing whilst respecting and maintaining the existing character of the area.

The Plan has been developed in accordance with the guidance in the National Planning Policy Framework (NPPF) which promotes a positive approach to sustainable development and sustainable growth.

The Plan considers that other significant housing issues include:

- The very low level of affordable housing built since 2005.
- The number of vacant houses.
- The high number of un-built housing units on sites with planning permission.
- The very low rate of housing development on sites with planning permission.
- The long term cessation of building on some partially-developed sites.
- The need to improve the condition of the existing housing stock.

The provision of new affordable housing has been low since 2005 with only 85 affordable houses having been built in the area. At the same time the number of vacant houses, 1.95% of the housing in Amber Valley in March 2013, continues to be a cause for concern and a waste of valuable resources.

The number of all new houses built in the Ripley Township area during this period has been low, despite the fact that there are many sites available for housing development and with planning permission. This mirrors the situation for AVBC generally, where house completion rates for the period between April 2006 and March 2013 were:

Table 1: Housing Completion Rates within Amber Valley Borough

2006 - 2007	531
2007 - 2008	548
2008 - 2009	338
2009 - 2010	218
2010 - 2011	258
2011 – 2012	206
2012 - 2013	219

In the Ripley Township area there are examples where development commenced on new housing sites which have been stalled for several years leaving vacant plots which detract from the character and quality of the area.

Other sites have received planning permission which has been renewed but without any development commencing, for example, one major site received approval in January 2000 but no houses have yet been built. This perhaps reflects trends throughout the country as a whole but these problems are considered to be deep and difficult to resolve in the Ripley Township area.

Other notable comments made during the consultation exercises include:

- The AVBC Draft Core Strategy proposes too many new houses for the Ripley area.
- No further areas of Green Belt should be lost to housing.
- Brownfield land should be developed before any other land is released for development.
- Ripley should not be allowed to merge with Codnor.
- The Core Strategy focus on large sites of 500 + is inappropriate.
- New development should be spread out over more, smaller sites.
- New housing should provide a range of different house types across all tenures.
- There is a lack of affordable housing to rent or buy, especially one or two bedroomed properties.
- There is a lack of new or extended community facilities in proportion to the scale of housing development.

The Plan acknowledges the concerns of the local community and proposes actions, where it can, accepting that some of these concerns are outside its remit.

H1 Proposed Sites for Housing Development

The following sites are allocated for new housing:

Table 2: Sites for New Housing Development

Site	Dwelling numbers
Police HQ A610 site, off Wyatt Way, Ripley	165
Cemetery Lane, Ripley	20
Nottingham Road, Butterley, Ripley	129
Total	314

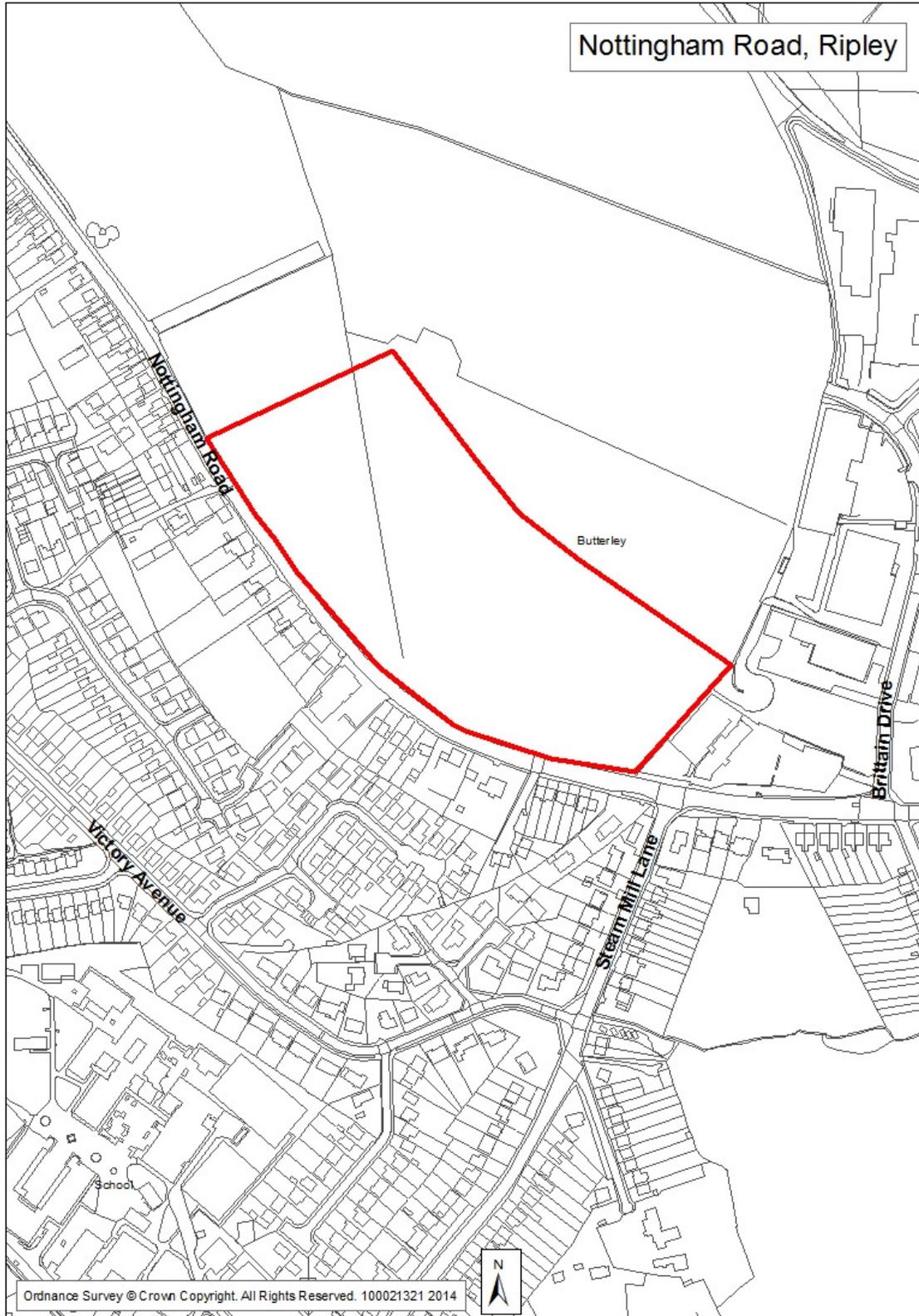
The location of each site is shown on the following plans.

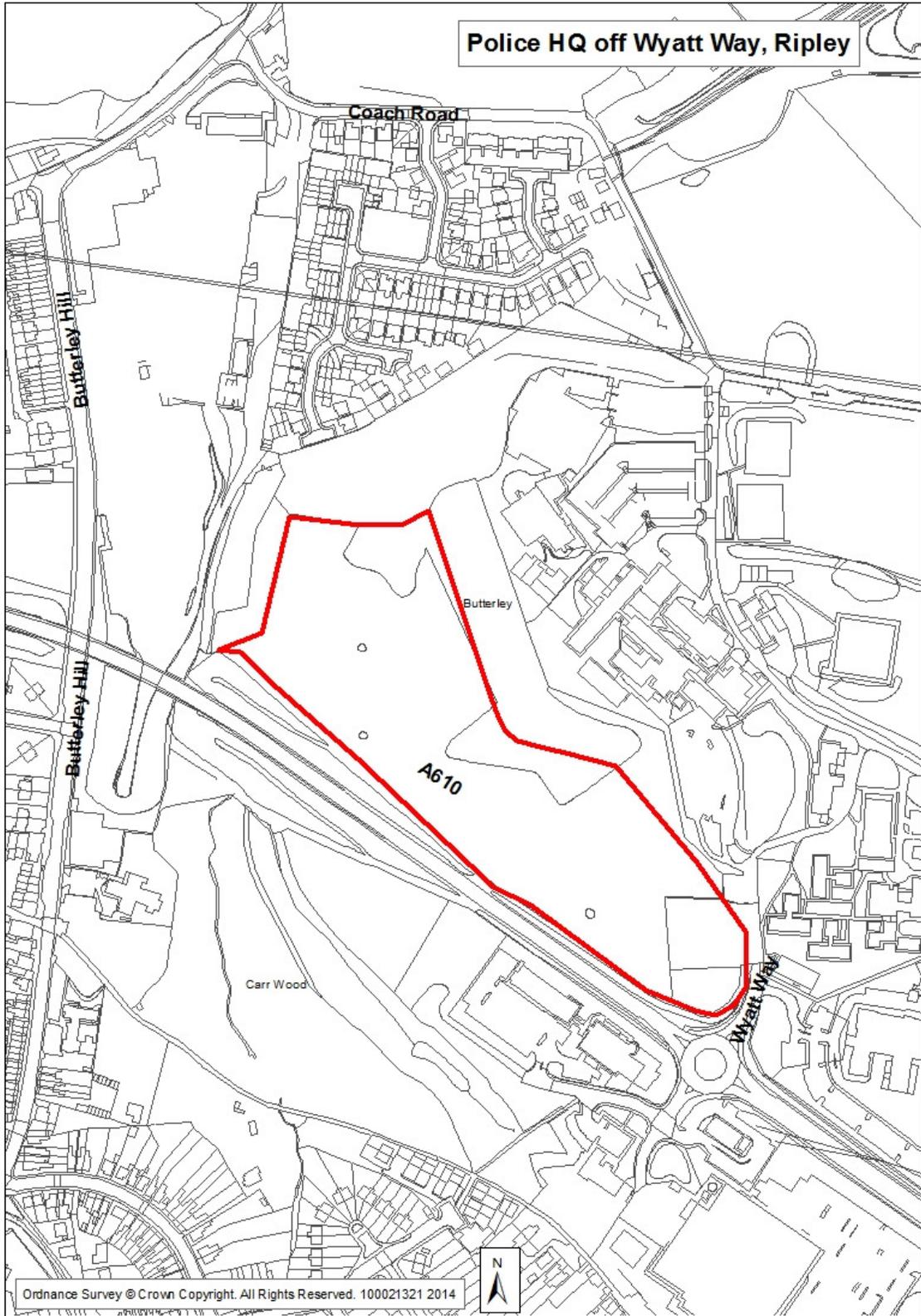


Cemetery Lane, Ripley

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H2 Other Sites for New Housing Development

Subject to this and other Policies in the Plan, favourable consideration will be given to

- a) Proposals for development of 15 or more new dwellings on sites where the applicant can demonstrate that such proposals would meet a needs which cannot be met on sites allocated in Policy Ha; and
- b) Proposals for the development of less than 15 dwellings.

H3 Housing for Elderly or Disabled People

Proposals for new housing should be designed in accordance with the Lifetime Homes Criteria.

H5 Affordable Housing

In order to meet the need for affordable housing, all new housing development on sites of 0.5 hectares or 15 dwellings or greater will be required to provide 30% of the gross number of dwellings as affordable housing. Normally, 90% of the affordable homes should be for social rent (or equivalent), with the balance being 'intermediate' affordable housing.

In considering housing proposals the aim will be to balance housing needs, the economics of provision including where necessary consideration of an economic viability test and any other local circumstances. It is to be noted that whilst it is expected that all developments of more than 15 units shall seek to provide 30% affordable dwellings, The Plan recognises that it may not be possible to achieve this density on all proposed sites once the RICS (Royal Institution of Chartered Surveyors) 2012 financial viability calculations have been applied. In such circumstances the number of affordable units shall be maximised.

Community Action

The Town Council recommends that all new housing proposals take into account the following:

1. The development is in scale and character with the surroundings.
2. The development would not result in the coalescence of two or more settlements.
3. The development has regard to the distinctive landscape features of the area and incorporates supplementary landscaping where appropriate.
4. The development incorporates public open space proportionate to the scale of development.
5. The development makes adequate provision for amenity space for each dwelling.
6. The development does not adversely affect the amenity of adjoining or adjacent property in terms of loss of privacy, loss of light, overshadowing and overlooking.
7. The development incorporates an access to the highway in accordance with the relevant standards pertaining at the time and also satisfactory access to the transport network.
8. The development incorporates energy efficiency measures and the provision for on-site renewable energy.
9. The development incorporates car parking and all parking areas should be made from permeable paving or incorporate other appropriate Sustainable Drainage Systems (SuDS).
10. No development to be in an area of high flood risk, or increase flood risk to other properties.
11. The development incorporates SuDS into public open space. The Plan for the long term maintenance of this space to be agreed at the development stage.
12. Where possible or appropriate culverts will be removed and rivers naturalised.
13. The installation of domestic sprinkler systems shall be incorporated in all new build houses.

OPEN SPACE AND OTHER GREEN SPACES

Introduction

The Township of Ripley covers an extensive area, comprising of the town and several outlying villages. It embraces extensive areas of diverse countryside, including areas notable for their historic and landscape value. Such areas include Golden Valley in the north-east which sits within one of two Conservation Areas that cross into Ripley parish the other being Waingroves Hall in the south-east. There is also a section of the Derwent Valley Mills World Heritage Site in the west at Ambergate.

The Township sits on the edge of the Peak District National Park. Most of the countryside is in private ownership and is used for agricultural and grazing purposes or other non-recreational uses.

The area currently lacks formal public open spaces. Whereas the national guideline for open space is 2.4 hectares per 1,000 homes, the average in AVBC as a whole is only 2.06 hectares per 1,000 homes. Therefore this is a very important issue in the context of the scale of required new housing developments which are proposed for the area.

Existing Open Spaces

Butterley Reservoir is situated to the north of the town. It is a storage facility for Severn Trent Water, containing 16 million cubic metres of potable water and provides a facility for local fishing enthusiasts and a limited footpath.

The Ripley Township includes a section of the former Cromford Canal, although sections have been lost to other developments in recent years.

The area benefits from an extensive network of rights of way including short lengths within the built-up areas providing traffic-segregated short cuts and many paths across the countryside providing pedestrian links to the outlying settlements.

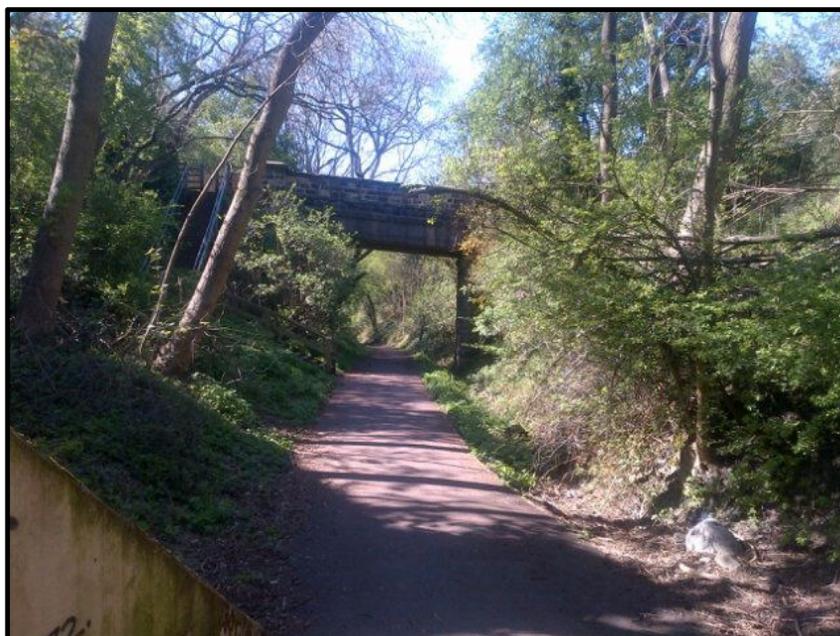


Fig. 2 Ripley Greenway

The principal right of way through the town is Ripley Greenway; this is a multi-use facility which has been provided on a former railway line. Part of its route is through an open space known as Pit Top which forms the most significant green lung in the town.

The only formal park in the town is Crossley Park, opened in 1935, which is close by the town centre. It contains a children's play area with summer splash pad, grassed areas for (non-competitive) games, bandstand and a tarmac surfaced pathway around the perimeter.

The main formal recreation area is off Nottingham Road at Greenwich which accommodates football and cricket pitches and a skateboard facility; at one time it also had children's play equipment installed but this has not been replaced by AVBC. There is, however, a small children's play area elsewhere in Greenwich.

The other formal recreation facilities available for public use in the Township are at Mill Hill School, however, these are not free to use.

There are smaller recreation grounds situated at:

- Moseley Street (Sir Barnes Wallis Recreation Ground) – This is largely a sloping site and it affords views over the Amber Valley to Crich Stand. The smaller flat area of the site has a small children's play area with some equipment installed.
- Marehay - This has a small football field and some children's play equipment as well as another children's play area.
- Hammersmith – This has a small football field and some children's play equipment, but its location is such that its accessibility is poor.
- Waingroves - There is a children's play area in on land owned by Derbyshire County Council but leased to AVBC as well as a small football pitch.

There are small equipped children's play areas at Cedar Avenue, Porterhouse Road, Bridle Lane, High Meadow Close, Hardwick Close, Amber Heights, Charnwood Drive and St Johns (all Ripley).

In addition, there are children's play areas in the villages. Nether Heage has a small field with some children's play equipment, Heage has two small recreation grounds with limited play equipment (Thomas William and Parkside). Ambergate, Bullbridge and Lower Hartshay each have an equipped children's play, as does Sawmills.

Open Space Issues

The main issues identified by the local community during consultation exercises were as follows:

- There is an under-provision, generally, of open space facilities across the whole of the Ripley Township area.
- The majority of residents of Ripley do not have ready access by foot to open spaces and recreational facilities.
- There are important open spaces in the Township which do not have any recognised designation but which are, nevertheless, valued and well used by the local community or which serve to maintain the separation between settlements.
- There are several important but non-designated open areas around Ripley and between villages in the Township area which currently prevent the coalescence of the town with neighbouring settlements or between villages.
- There is no dedicated cycleway in the Township.

Community Action

Specific Sites and Amenities to be protected from Development

The following sites are important to the Neighbourhood Area and the Town Council will seek to work together with relevant land owners and organisations to protect them:

1. Carr Wood
2. Jubilee Wood
3. Forty Horse Wood
4. Waingroves Wood (inc. Strelley Wood)
5. Morrell's Wood
6. Thacker's Wood
7. Hagg Wood
8. Graves Wood
9. Dunge Wood
10. Butterley Reservoir
11. Hammersmith Meadows
12. Cromford Canal
13. Golden Valley

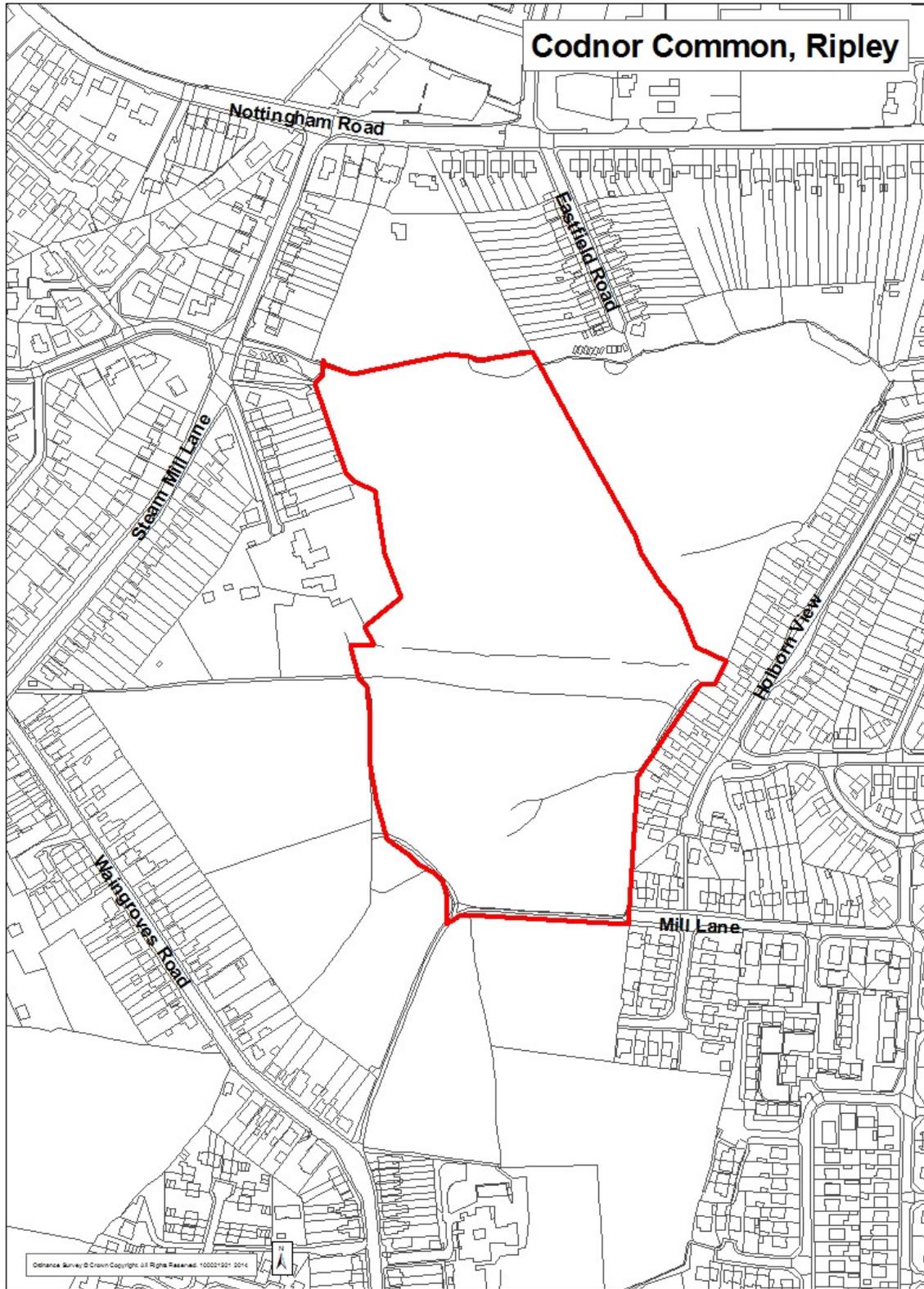


Fig 3. Carr Wood

OS1 New Local Green Spaces

The following sites are designated as New Local Green Spaces in accordance with paragraph 76 to 78 of the National Planning Policy Framework:

That part of Codnor Common that is unfettered by approved development plans. Identified on the plan below:



That part of Ripley known as Pit Top. Identified on the plan below:

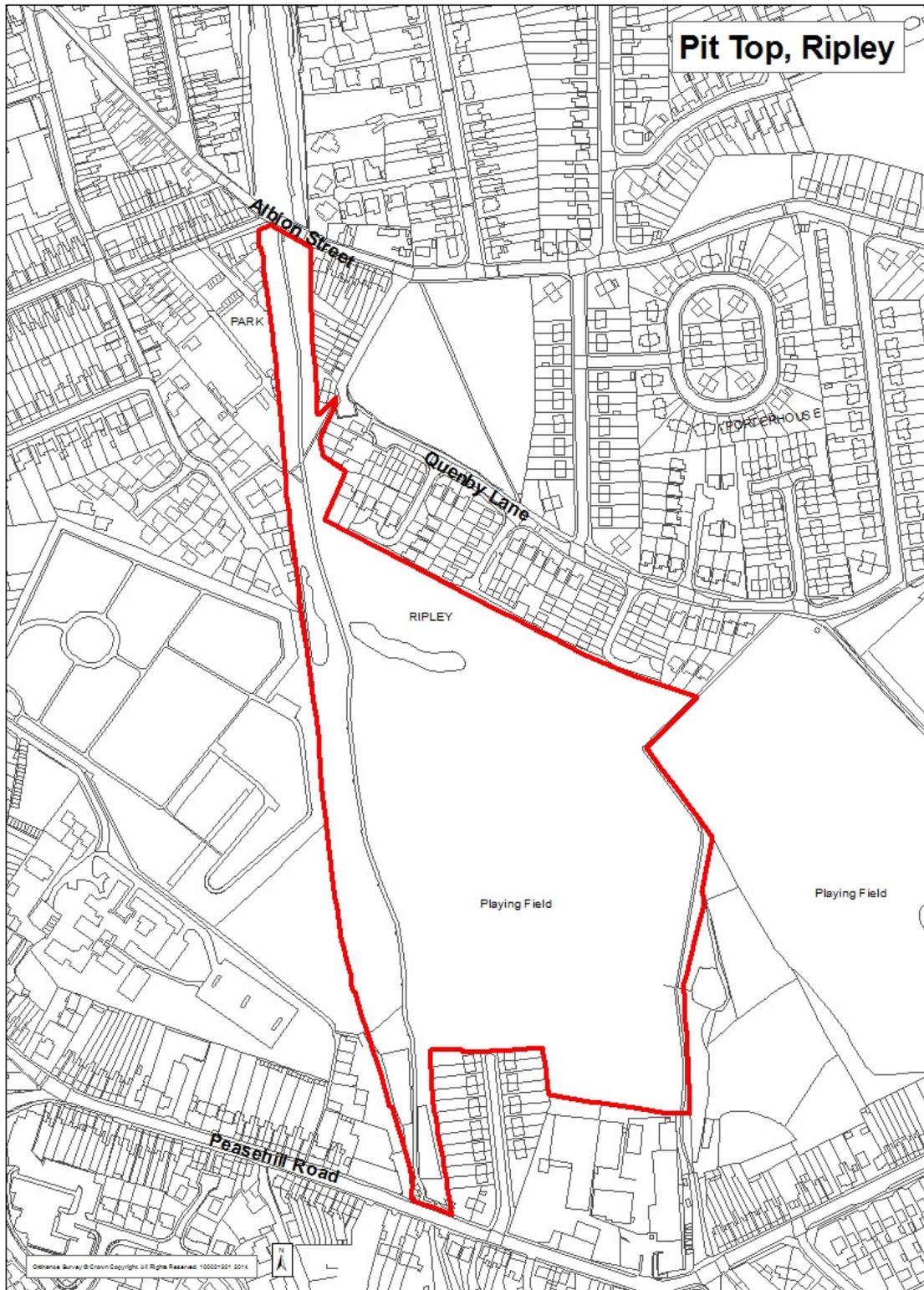




Fig 4. Codnor Common

OS2 Protection of Recreation Facilities

Development resulting in the loss of existing or planned recreation facilities and other formal open spaces will not be permitted unless the applicant can demonstrate or provide:

- An assessment which clearly demonstrates that the open space or land is surplus to requirements; or
- The development is for an alternative sports and recreation facility and the applicant can demonstrate a need for such a facility which clearly outweighs the loss; or
- For the replacement of the facility with another of equal or better standard in a location that affords accessibility to the local community; or
- Makes provision for other community benefits that would demonstrably outweigh the loss of the facility.

OS3 Allotments and Community Gardens

Proposals that would result in the loss of existing allotments or community gardens will not be permitted unless the applicant can demonstrate that:

- There is an overriding community based need for the development that outweighs the loss of the facility
- That alternative provision is made for the equivalent or better new facilities in appropriate facilities.

ENVIRONMENT AND ECOLOGY

Introduction

The Ripley Township area is enhanced by several sites of ecological significance. The overwhelming view of the local communities is that these sites and the wildlife habitats they support are greatly valued and should be protected from inappropriate development that would denigrate their ecological value. In addition the local community has indicated a strong desire to protect these sites from other damage, such as vandalism and indirect pollution from other developments.

The local community has expressed a strong desire to protect the landscape character and features of the area. Accordingly this section of The Plan seeks to provide appropriate protection of the landscape character of the area.

Existing Sites of Environmental and Ecological Importance

The larger sites of environmental and ecological importance are:

1. **Butterley Reservoir.** This is a storage facility operated by Severn Trent Water but it was built to provide water for the Cromford Canal which opened in 1794. The canal passes beneath the reservoir along the Butterley Tunnel. The reservoir has developed as an important site for waterfowl and other birds and is a major fishing venue.
2. **Carr Wood.** The wood covers an area of nearly four hectares of mixed woodland and grassland. It has been largely left to naturally generate since the 1920s with only minimal management and has developed into a home for a mixed and varied species of trees and other vegetation providing habitats for many wildlife species. Its situation close to the town centre makes it a prominent feature that is highly treasured by the local community. It is designated a Local Nature Reserve.
3. **Cromford Canal.** Although some sections have been completely lost through mining development and others have been infilled for other uses, significant sections of the former working waterway still remain. It is a designated SSSI (Sites of Special Scientific Interest) and is rich in wildlife, including dragonflies, grass snakes and water voles. The canal is the focus of a local action group, the Friends of Cromford Canal, who seek to restore the entire length of the canal.
4. **Hammersmith Meadows.** The Meadows are located to the north of the town and provide habitats for a variety of flora and fauna including many species of wild flower with foxes and birds such as kestrels, buzzards and finches. Designated a Local Nature Reserve, the Meadows are supported by Natural England under their Countryside Stewardship Scheme.
5. **Ripley Greenway.** The former railway line has been developed into an important multi-user trail through the town. Its use as a right of way was enhanced in 2001/02 when it was hard surfaced but the off-track areas provide habitats for a wide range of birds and animals.

- 6. Waingroves Community Woods.** The woodland was acquired by the Waingroves Woodland Community Trust in 2010 from Hanson's, a national mineral company that had acquired the Waingroves Brickworks site. The 12.75 hectare site is now managed for community benefit but with a strong emphasis on ecology and provides another important home for a wide variety of flora and fauna. A second wood in Waingroves, known as Strelley Wood, is a beech woodland with a good display of bluebells.

In addition, there are a number of other smaller sites that have a variety of wildlife orientated designations and provide habitats for many wildlife species, including many sites where protected species can be found. The locations of these sites are indicated on the maps prepared by the Derbyshire Wildlife Trust. These show that the habitats are focused in the northern part of The Plan area with a strong correlation to the water features, although important ecological sites are present across the whole area, including sites within the built-up area of Ripley.

Environmental and Ecological Issues

The local community has expressed very strong support for the protection of the flora and fauna of the area. This is based on an intrinsic desire to protect and retain these species and in order to maintain features that contribute to the character of the area. The community also expressed the view that the presence of sites with a high level of biodiversity interest contributed to the sense of well-being of the individual members of the community.

It is recognised, however, that the area has to make provision for a significant level of new development over the next fifteen years and that this poses a potential threat to some of the sites of ecological importance. The issue of making provision for that new development whilst retaining and enhancing the biodiversity interests of the area is one of the major challenges facing The Plan. It is therefore a high priority to set the framework that enables both of these objectives to be met.

The local community has expressed very strong support for the protection and enhancement of the landscape character and features in the area from all potential threats.

Ripley Neighbourhood Plan Proposals for Biodiversity Sites

The Plan sets the benchmark for conserving the biodiversity interests of the area. In order to support this, Ripley Town Council undertakes to engage with landowners to develop management agreements to protect and enhance Butterley Reservoir, Carr Wood, Cromford Canal, Ripley Greenway, Waingroves Wood and Hammersmith Meadows. This initiative will be extended to develop similar agreements for other important biodiversity sites and eventually lead to the designation of other sites in The Plan area.

The Plan recognises that biodiversity interests can develop in a wide variety of sites and conditions. It is recognised, for example, that some previously developed sites have areas within them where conditions encourage the establishment of flora and fauna that would not otherwise be found in the area.

Sites such as the former Butterley Works and Stevenson's Dyeworks contain man-made features which have encouraged the establishment of new species to the area. Whilst The Plan seeks to maximise the use of previously developed land for new housing sites in preference to Greenfield locations, it recognises that the interests of these sites should also be protected and new development proposals will be required to accommodate these potentially competing needs without adversely affecting the biodiversity interests of the area.

EE1 Landscape Character

Where appropriate, development proposals should demonstrate that they have taken into account the character, local distinctiveness and quality of the area's landscape.

ECONOMIC AND EMPLOYMENT DEVELOPMENT

Introduction

The socio-economic profile of Ripley Township's population shows that a much smaller proportion are working in managerial, professional or associate professional occupations, with a correspondingly higher proportion working in trades or elementary occupations, than is the case throughout England.

There has been a severe decline in the area's traditional economic base. For example, the Township had several collieries that were all closed by the early 1960s, ending 150 years of deep mining. In 2009, Butterley Engineering closed, which, in its heyday, had employed thousands of workers.

In addition, other employers such as the Stevenson's Dye Works in Bullbridge and Ripley Lace in Ripley, which provided hundreds of jobs, have been lost. This reflects further decline in another British industrial sector, the textile industry.

In parallel to the industrial decline, the Township has not had its heritage offering fully protected or its benefits developed. However, the neighbouring town of Belper has benefited significantly from the designation of the Derwent Valley from Cromford to Derby as a UNESCO World Heritage Site. It is considered that the Borough and County Councils have focussed their conservation and tourism resources and initiatives there, rather than in Ambergate and Bullbridge and other neighbouring areas.

The Plan received a full Heritage Impact Assessment and has been informed by it. The Ripley Township's heritage is only partly available for the use and enjoyment of the local community and its visitors. For example, Heage Windmill has been fully restored and the Midland Railway centre is continually developing; both are managed and operated by the third sector and are tourist attractions.

However, research shows there are 57 listed buildings and 126 recorded monuments – including two scheduled monuments, within the Township.

The Morley Parks Works is one of the two scheduled monuments and is situated in Morley Park. It consists of two substantially complete cold-blast coke iron furnaces erected in 1780 and 1818, the older furnace was probably the first of its type in Derbyshire. The other scheduled monument is the blast wall at the Butterley Works site in Ripley dating from 1790. The condition of these scheduled monuments is deteriorating and their conservation is increasingly at risk. There is an increasing public appreciation of these monuments but protective measures do still need to be strengthened.

Background Information on Employment and the Economy

The largest employment sectors of the population are manufacturing and retail; sites where manufacturing is carried out are spread around the Township. Today, there are still major employers in the Township such as The Lockwood Group, LB Plastics, Manthorpe Engineering and Bowmer & Kirkland but employment levels in these businesses do not match those achieved by the Township's earlier core industries. There are other major employers in the area, such as Denby Pottery and Ross Ceramics, whose premises are on sites in neighbouring parishes with excellent access from Ripley.

There are many other businesses across the Township. Several are located along the A610 corridor from Sawmills to Ambergate and there is a large industrial estate at Codnor Gate (which falls within the Township). Additionally, there are three other small industrial estates within Ripley as well as several individually located employers.

Some of the working population commute to their workplace in Derby and elsewhere. The importance to Ripley's communities of the various employment centres to the north and east of the Township is recognised in The Plan, as is the fact that an increasing number of people work from home.

The centre of employment for the majority of retail workers is in Ripley town centre with other local shops in the villages and at one out-of-town centre supermarket. Ripley town centre has suffered like many other town centres in recent years, however, it has been reported in the media to have the highest proportion of independent retail businesses anywhere in the East Midlands. This is seen as a unique selling point and something to celebrate.

Economic and Employment Issues

The need to increase the number of jobs available in the area to meet the needs of the local community and to reduce the current travel to work patterns are recognised. The Town Council is committed to a collaborative approach to tackling economic and employment issues in the Township.

The vibrancy of the retail provisions in the town centre is being challenged by wider developments in society, such as the growth in internet shopping, out-of-town-centre supermarkets and retail parks. There is limited retail provision in the villages but where it exists, it plays an important part in community life and merits wider support.

The Township's rich heritage is not fully recognised and needs to be protected from new development. Ambergate, Sawmills and Bullbridge all fall entirely within the buffer zone described by UNESCO following its 2013 review of the World Heritage Site, included in the buffer zone is the A610 corridor from Ambergate to Butterley. Thus, the buffer zone includes some of the underground section of the Cromford Canal, in particular the unique underground wharves at the Butterley Works site.

The RNP Group consider that the conservation of the Township's heritage shall provide long-term economic benefits arising from increased tourism.

EMP1 Economic and Environment Development

The Plan will support economic development and diversity across the Township, subject to the provisions of the other development policies of The Plan.

The Plan will actively encourage the re-use of vacant business and industrial units and the redevelopment of brownfield sites will be supported.

EMP2 New Employment Sites

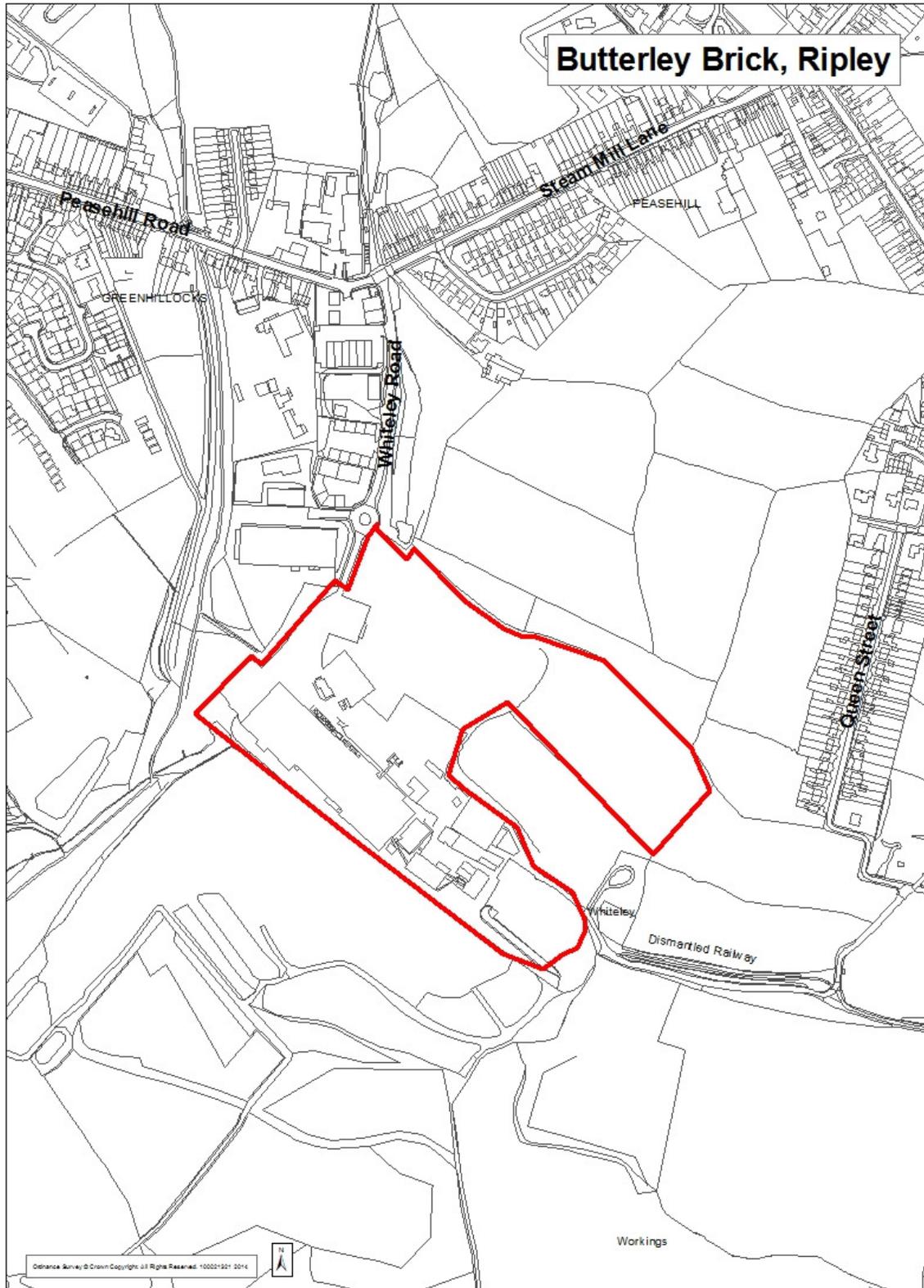
With the exception of the football ground, the car parking and access associated with it, land at the Butterley Brick site is allocated for redevelopment for a new sports hub, new employment and business development. Identified on the plan below.

EMP3 Ripley Town Centre

Planning permission will be granted for new retail development in Ripley Town Centre, providing that it does not detract from the character and appearance of the town.

The re-use of vacant floors of buildings or empty properties is encouraged.

New Employment Site



TRANSPORT AND CONNECTIVITY

Introduction

The NPPF states that transport policy has an important role to play in not only facilitating sustainable development but also contributing to wider sustainability and health objectives. It encourages solutions that reduce greenhouse gas emissions and congestion. It also states that neighbouring authorities and transport providers should work together to develop strategies to support sustainable development.

The NPPF also states that developments that generate significant movement should minimise the need to travel and maximise the use of sustainable methods of transport. This means protecting and exploiting opportunities to use sustainable methods of transport and encouraging the journey lengths for employment, shopping, leisure, education and other activities to be minimised.

Sustainable development that supports vibrant communities is affected by not only decisions on the location of investment and development but also the provision of a good range of accessible and affordable opportunities for travel and transport.

Background information

The Ripley Township highways network has a junction onto the A38 trunk road. This gives access to the south-west and north of the county, whilst the A610 gives access to Nottingham and the east. The A610 to the west of Ripley connects to the settlements of Lower Hartshay, Bullbridge, Sawmills and Ambergate, where it meets the A6 giving access to Manchester and the north-west, as well as Derby and the south.

The settlements at Heage, Nether Heage, Street Lane, Marehay and Waingroves and the town of Ripley, are all connected into the highways and footways network.

All settlements have some level of bus services but the standard and frequency of services is variable. Whilst the principal services to Derby and Nottingham, Alfreton, Heanor and Belper are reasonable, services to the villages could be improved, especially those in the evenings and at weekends.

The public footpath network is extensive and Ripley Greenway is a multi-user route. Cromford Canal is an allocated 'disused transport route' that links Langley Mill to the south-east through the Ripley area continuing to Cromford in the north. It is recognised that multi-user trails can be built alongside large sections of the canal.

There is a railway station at Ambergate which has an hourly service from Nottingham to Matlock via Derby.

Transport Issues

In Ripley Township the housing stock and highways network were mostly planned and built at a time when car ownership was very limited. There is a predominance of terraced housing in areas close to the town and village centres with very limited off-street parking available. There is a higher than average rate of car ownership and together these factors have led to traffic congestion and car parking problems.

The Plan envisages that the problems shall increase in Ripley, in particular, in the near future because there have been housing planning applications approved for hundreds of homes with no highways works (other than for routine access) to be carried out. Consequently, the existing traffic congestion and parking problems are likely to intensify.

It is to be noted that Ripley Township has a higher than normal number of people who travel less than 2km to work. This suggests that the suspended AVBC Draft Core Strategy's contention that people from Ripley look to Derby for their employment is not entirely correct.

It is noted that parking by schools, at the beginning and end of the school day, continues to be a serious problem.

There are no dedicated cycle routes and only one short multi-user route in the Township and therefore cyclists must use the road network.

Access to and facilities at the railway station at Ambergate need to be improved.

Community Action

A610 Improvements

The Town Council supports the proposals for the A610 Ripley-Codnor-Woodlinkin Improvements in the form identified in the Derbyshire Local Transport Plan (LTP2) and which remain a stated objective of the Derbyshire Local Transport Plan (LTP3).

SUSTAINABILITY

Introduction

A Sustainability Appraisal has been undertaken and was submitted as a supporting document to the Neighbourhood Plan. It sets out:

- Considering the relevant planning policies, plans, programmes and sustainability objectives relevant to The Plan.
- Establishing baseline data relevant to Ripley.
- Identifying key sustainability issues and problems.

Community Action

Sustainable Development

The Town Council encourages the use of recycled materials and products.

Ripley Town Council would like to thank the volunteers within the RNP Group and all those who responded to the consultation.

List of Appendices

- Appendix 1 - Letter to AVBC from the Inspector confirming suspension of the Amber Valley Borough Council Draft Core Strategy dated May 12 2014
- Appendix 2 - Regulation 14 is Pre-submission consultation and publicity
- Appendix 3 - AVBC approval of Neighbourhood Area 4 March 2013
- Appendix 4 - Ripley Neighbourhood Plan Consultation Statement
- Appendix 5 - Ripley Neighbourhood Plan Basic Conditions Statement
- Appendix 6 - Environment Agency Consultation Response
- Appendix 7 - OCSI (Oxford Consultants for Social Inclusion) report
- Appendix 8 - Letter about Housing Allocation from AVBC w/c 16 June 2014
- Appendix 9 - Details of Houses Un-built in Ripley from AVBC
- Appendix 10 - Preliminary Viability Report
- Appendix 11 - Transport Appraisal
- Appendix 12 - Sustainability Appraisal
- Appendix 13 - Information from Derbyshire Fire and Rescue
- Appendix 14 - Plan of Rights of Way in Ripley
- Appendix 15 - Maps of Woods and Open Spaces
- Appendix 16 - Plan of Codnor Common that is unfettered by Development
- Appendix 17 - Plan of Pit Top
- Appendix 18 - Maps Prepared by Derbyshire Wildlife Trust
- Appendix 19 - Heritage Impact Assessment
- Appendix 20 - List of Listed Buildings
- Appendix 21 - List of Scheduled Ancient Monuments
- Appendix 22 - Highways Agency letter
- Appendix 23 - Methodology for obtaining a full Sustainability Appraisal

**Ripley Neighbourhood Plan
2014-2028**