

Copperleaf Group is pleased to welcome you to this public consultation event on draft proposals for the Forge Works site. We are keen to hear your views about village life, your aspirations for the future of the village and how the Forge Works site might contribute to the community. Over the past few months we have been undertaking specialist studies on and around the site. We have also been talking to your elected representatives as well as Officers at both the Borough and County Council and other agencies involved with the development process. We believe that we have formed a good understanding of issues associated with the Forge Works site and the wider area but we are keen to hear from local people further before we finalise our proposals.

Who Are We

Copperleaf Group is a Cheshire based property development and construction company. We are involved with both commercial and residential developments across England and have a track record of delivering quality developments.

Have Your Say

This is your opportunity to influence the master planning of the site. Senior Copperleaf staff, as well as our planning and development consultants Hourigan Connolly and highways engineers Singleton Clamp, are here today to answer any questions you might have. Feedback forms are available for you to leave written feedback if you wish. Written feedback will be analysed and as a result we may need to speak to you further about your comments so please do leave your name and contact details on the form provided. All written feedback received will be made publicly available and will be included in a Statement of Community Involvement that we will deposit with the planning application.

Background To The Site

The site extends to circa 28 acres (11.3 hectares) and comprises predominantly Brownfield land.

The site has been in industrial use for many years; however with the decline of the UK textiles industry such use ceased in 2005.

The site can perhaps best be described as an industrial legacy site and one which historically would have needed to locate next to a watercourse as it relied on water for the industrial process carried out.

However, times change and what is left today is a derelict contaminated site which contributes nothing to the local community. Indeed despite the efforts of the owners the land has been subject to frequent vandalism, theft and anti social behaviour and in part this is why the buildings on the site were demolished. The site has been marketed extensively for employment use since 2005 by reputable national chartered surveyors. To date, such efforts have not secured any interest in the land for employment use. The location of the site, the configuration of the local highway network and the costs that would be associated with bringing the land back into beneficial employment use are primarily to blame for the lack of interest in the land.

Put simply there is no demand for significant employment use of the site and even if there were it is unlikely that it would be viable to re-use the land solely for employment purposes due to the substantial costs associated with remediating the contamination and creating a platform for new development.



We believe that the site is ideally located to take advantage of existing shops, services and public transport routes and that future occupiers will have the opportunity to access these facilities by modes of transport other than the private motor vehicle, thereby contributing to the overall sustainability attributes of the scheme.

We know from our work with Chinley Primary School and Derbyshire County Council that this local education establishment has limited capacity to accommodate new pupils. The proposed development would put extra demand on local school capacity but Derbyshire County Council has indicated that capacity increase generated by the proposed development could be mitigated through a financial contribution. A figure of £342,000 would be sought by the County Council for a development of circa 225 homes. We are agreeable in principle to making this contribution.



With regard to secondary and post-16 education establishments Derbyshire County Council inform us that local facilities have adequate capacity to accommodate the proposed development and accordingly financial contributions are not being sought in this respect.

Additionally we know from our work with your elected representatives and the Borough Council that there is a desperate shortage of affordable homes for local people. We are working towards the Council's target that 30% of the dwellings on the site will be affordable, and once we have obtained everyone's feedback we will have a better idea of how much affordable housing the site can sustain.

In preparing draft proposals a number of specialist studies have been commissioned, as follows:

Archaeological assessment.

Topographic survey.

Bio-diversity survey and report.

Coal mining risk assessment.

Flood risk assessment.

Land contamination assessment.

Transport assessment.

Travel plan.

Utilities assessment.

Tree survey.

These specialist studies ensure that we understand technical issues affecting the site and can ensure that the proposals we put forward are deliverable, should planning permission be granted.



Archaeological
Research Services



The Environment
Partnership



Transportation Planning : Infrastructure Design

SCP Transport
Planning

We propose to bring forward the proposals through an outline planning application. This type of planning application is simply to establish where different types of land uses will be located on the site and a maximum quantum of development. The outline planning application will also establish the principle means of access to the site.

The constraints and opportunities identified have been used to inform a framework plan which allocates land uses to different parts of the site.

The framework plan envisages commercial and community uses being located at the western end of the site. This is to ensure that this part of the development is accessible to both new and existing residents, but it is also important from a marketing and job creation perspective that the commercial elements of the scheme are located close to the highway network if they are to be successful. A substantial buffer is proposed between this zone and residential properties to the west. The types of commercial uses we envisage for this zone are offices and light industrial uses that can be undertaken in residential areas without detriment to amenity. We are also proposing a new children's day nursery for this part of the site.

Residential development is confined to the centre of the site and provides an opportunity to create an attractive waterside development which will not be at risk of flooding.

Large parts of the site are earmarked for open space and community use. We would particularly welcome any ideas about how these areas could be used for the benefit of the local community. For example, might the land to the north of the site be useful as a community orchard which could also be used by the local school and other groups? What about the copse to the south of the site; are there any local groups that might be interested in being involved with this?

Whilst the application will be brought forward in outline we are required to prepare an illustrative Masterplan to determine the maximum quantum of development the site can support. The illustrative Masterplan shows what a future development might look like, although the details would be brought forward in a future application known as a "reserved matters application".

The Benefits of the scheme can be summarised as follows:

- ❖ The re-use of a predominantly brownfield site in an efficient manner for a range of uses that will benefit the local community.
- ❖ Remediation of contamination.
- ❖ The creation of jobs and prosperity through the proposed commercial and community aspects of the scheme.
- ❖ Improvements to the surrounding highways network which in the absence of the proposals are unlikely to materialise.
- ❖ A reduction in hard surfacing across the site which will reduce surface water run-off into Black Brook.
- ❖ Creation of links to the Peak Forest Tramway Trail and improvements to this important leisure route.
- ❖ Creation of a pedestrian and cycle link to Buxton Road and Chinley Primary School beyond offering a credible alternative to the private motor vehicle.
- ❖ Creation of an attractive waterside development that is not at risk of flooding.
- ❖ The delivery of much needed affordable housing.
- ❖ The creation of a mixed and balanced community.
- ❖ A substantial financial contribution towards improving the local primary school.
- ❖ Bio-diversity improvements through the removal of large areas of hardstanding and the creation of new habitat.
- ❖ Improvements to the existing public right of way crossing the site.
- ❖ Improvements to existing on-site surface water drainage for the benefit of neighbouring properties.
- ❖ The opportunity to put large areas of open land to community use through outdoor sport and recreation proposals.
- ❖ A potential New Homes Bonus Payment from Central Government to the Borough Council of £1,492,991 over 6 years. The New Homes Bonus is paid as an unringfenced grant. Local authorities and their communities have the freedom to spend New Homes Bonus revenues according to local wishes - for example, improving play areas, transport improvements, town centre regeneration, council tax discounts etc.
- ❖ A potential New Homes Bonus Payment from Central Government to the County Council of £373,248 over 6 years.
- ❖ Dedicated off-road parking for the existing residents of Forge Terrace.
- ❖ New planting and landscaping along the western boundary of the site to protect existing residents amenity.

The Costs Of The Proposed Scheme To The Community

In order to make the development viable and successful we believe that we need to redevelop the small area of undeveloped and unused land to the west of the site for the commercial elements of the scheme. In our view this is a small price to pay for the delivery of the substantial benefits listed above.

Thank You



Thank you for taking the time to visit this consultation event.

It would be really helpful if you could complete a feedback form before you leave. Alternatively comments can be sent by email or post to arrive no later than Tuesday 25 October 2011 to:

Hourigan Connolly

St James's Court

Brown Street

Manchester

M2 1DH

feedback@houriganconnolly.com

We intend to lodge a planning application with the Council before Christmas 2011. The Council will also consult local people about the proposals before determining the planning application.