

REVISED MASTERPLAN



The site known as Land off Middleton Road covers just over 9.46 hectares. It is made up of both brownfield and greenfield land, located between Cromford Road and Middleton Road and extending north to meet the Ravenstor Road industrial site.

In December 2016, we presented our first draft proposals for Land off Middleton Road to residents for feedback. Following the comments received, we revised the scheme.

Our final proposals for Land off Middleton Road, which we will be submitting to Derbyshire Dales District Council, include:

- Up to 151 new homes, primarily one, two and three bed houses
- Around 1.8ha of land reserved for either
 - 2,895 sq. m of Class B1 office and research and development and light manufacturing units and 1,396 sq. m of B2 general industrial manufacturing units or
 - The site for a new primary school, subject to the agreement of terms for sale of the land
- The creation of new access roads into the site
- New strategic open space on the site, with access for local people, plus woodland and a potential nature reserve
- The delivery of around 142 new full-time jobs available for the local community (under the employment land option)
- Confirmation of public rights of way across the development
- A financial contribution to enhance existing recreation space locally as well as towards highways and transport
- The retention and redevelopment of Rock House
- Old Lane as a pedestrian right of way, as well as a cycleway and bridleway.

RESPONSE TO FEEDBACK



In December 2016, we held a public consultation to seek the views of residents on our draft proposals for Land off Middleton Road. The exhibition was attended by 331 people; 122 of whom left their comments by filling out a feedback form. Following the event, we aggregated and analysed the feedback received and looked to amend the scheme to reflect comments where possible.

FEEDBACK	OUR RESPONSE
Retain Rock House	Rock House has been retained.
43% agreed with mix of employment, but many felt it was in wrong place / units were too big	Reflected in revised designs that now show employment east of Old Lane accessed from Cromford Road - unless the site is confirmed by the County for a primary school.
Less than half (48%) wanted a car park for Ravenstor station	We have removed this from the Masterplan.
A nature reserve was the most popular amenity wanted within the site	We are retaining the woodland at the northern end of the site and west of Old Lane.
There was concern about the impact on education provision	We will contribute as required to the provision of a new primary school. We are submitting a planning application for Land off Middleton Road with the option of a 1.8 ha school site. Alternatively, there are two potential sites on Middle Peak Quarry.
Build houses in local vernacular - brick preferable	The Design and Access Statement demonstrates design in keeping with local vernacular.
Concern about traffic and impact on junctions	The access strategy has been reviewed and no access is now proposed onto Middleton Road due to steep gradients and cost/ environmental impact of the major retaining walls that would be required. Access to the housing site will be from Ravenstor Road and through the construction of a new access onto Cromford Road taking the corner of the Rock House site. The employment / school access is separate and is onto Cromford Road.
Desire to see pedestrian crossings	A pedestrian (Pelican) crossing on Cromford Road is now part of the proposal.
To provide additional public parking	As part of the new residential access additional land can be made available to allow the District to consider expanding the Old Lane car park. The existing access to the car park will remain.
The most popular housing types were two-bedroom followed by three-bedroom houses	We have revised the Masterplan to show more 2 and 3 bed homes and some 1 and 2 bed flats.
Keep green spaces as "wild" as possible, not sanitised.	We are retaining areas of the existing woodland within the site and on the boundaries although this will require management before it can be accessed by the public.
Set up a liaison committee	We are setting one up, as well as a website as a local resource.
Provide affordable housing	We will discuss how much and where the affordable housing should be delivered with the District Council/Town Council before the application is submitted for determination.
Preserve Old Lane as an informal pedestrian footpath	We are retaining Old Lane in its entirety as a footpath apart from where we need to cross it to take access into parts of the site.
Contribute towards sewer upgrades	Severn Trent has confirmed that the development can use the existing foul sewer that crosses the site.
Preserve tunnel leading to Stoney Wood	We are in the process of discussing the potential to preserve this tunnel with local stakeholders.

EMPLOYMENT LAND



Our plans for the site known as Land off Middleton Road comprise a new development of 151 homes. However, residents were concerned about education provision and we had a strong steer from local stakeholders that we should consider identifying part of the site for a primary school.

We are therefore submitting an application with an option of 1.8ha of land reserved either for a new primary school or for employment land – depending on whether the County Council want to put a primary school on the site or whether the District Council want it developed to provide employment.

OPTION ONE: EMPLOYMENT LAND

If we were to deliver employment land, this will include preparing the site to accommodate units which will be suitable for offices, research and development, and light and general manufacturing uses. Using the Government’s published employment densities and our own studies, employment use on the land could deliver around 142 new full-time jobs available to the local community.

PRIMARY SCHOOL SITE



*In the instance option B is the chosen location, the site access would be reviewed.

OPTION 2: PRIMARY SCHOOL SITE

We are submitting a planning application for Land off Middleton Road with 1.8ha of land identified for a primary school should the County Council wish to locate a school on the site. There are also a number of options available at Middle Peak.

The County Council is currently consulting on options for primary education provision in Wirksworth, so we will reserve a final decision until the results are known.



OLD LANE / ROCK HOUSE



The feedback during the consultation told us that residents want Old Lane retained as an informal footpath. Our final proposals are therefore retaining Old Lane in its entirety as a footpath apart from where we need to cross it to access parts of the site.

This means that the stone walling will remain, and the path will have a limestone / gravel finish, to retain the informal nature of the lane.

In those instances where road accesses need to cross Old Lane, we have carefully designed the crossing points so that they will feel as unobtrusive as possible. For example, we have proposed to use raised crossings to provide a clearly defined pedestrian crossing point without requiring formal traffic measures.

The public consultation also gave us a strong steer that residents value Rock House. Our final plans therefore retain Rock House, proposing to renovate the inside into a number of separate flats - potentially with bungalows in the grounds.



PLANS FOR MIDDLE PEAK



The Middle Peak Quarry site covers an area of 56.68 hectares. It includes the main area of Middle Peak Quarry and the former Dale Quarry to the south.

It was deemed an appropriate site for development in the Derbyshire Dales Draft Local Plan. Our plans for the Middle Peak Quarry site are for up to 645 new homes (including affordable housing), with employment provision and associated community facilities which are likely to include a local centre with a neighbourhood shop, offices and community facilities.

These homes would be delivered in a phased approach over the course of the Local Plan period – (2017-2033)

and beyond. Before homes could be delivered, the site would require significant remediation to make it fit for development.

Although we have a draft masterplan for the site, the proposals are at an early stage and will only be developed further once the Local Plan allocation is confirmed and following the submission of the planning application for the Land off Middleton Road. We will be looking to consult with residents on Middle Peak next year. We want to work closely with residents and stakeholders to understand the best layout for the scheme and plan to hold some community planning sessions in 2018.

TIMINGS AND NEXT STEPS



The table below sets out the anticipated timetable for bring forward our development sites in Wirksworth. Please note that these are our best estimates at this stage.

Drop-in afternoon for residents.	October 2017
Submit planning application for Land off Middleton Road.	November 2017
Decision expected on Land off Middleton Road.	Spring 2018
Consultation begins on Middle Peak Quarry redevelopment.	2018
Submit first phase planning application for Middle Peak Quarry redevelopment.	Early 2019
Construction begins on Land off Middleton Road.	2019
Remediation work begins on Middle Peak Quarry.	2020
Land off Middleton Road development complete.	2022
First houses delivered on Middle Peak Quarry.	2023
Middle Peak Quarry redevelopment complete.	2033 and beyond

We have launched a dedicated website to act as a local resource as we take these developments forward.

Please visit the website at www.tarmac.com/development-in-wirksworth.

We are setting up a liaison group which will be made up of nominated representatives of Wirksworth. The group will meet regularly to ensure an on-going mechanism for communication with residents as we take these developments forward. We will publish the membership and Terms of Reference on the website once it has been confirmed.

We have appointed a dedicated community liaison officer for our developments in Wirksworth, Lucy James. Should you require more information or have any comments, please contact Lucy, either by telephone: **020 3617 6359** or by email: lucy@eqcommunications.co.uk. Her contact details are available on your handout.