

FINAL MASTERPLAN



We are submitting an outline planning application for land between Cromford Road and Middleton Road this summer. The final scheme has been produced in close consultation with stakeholders and residents.

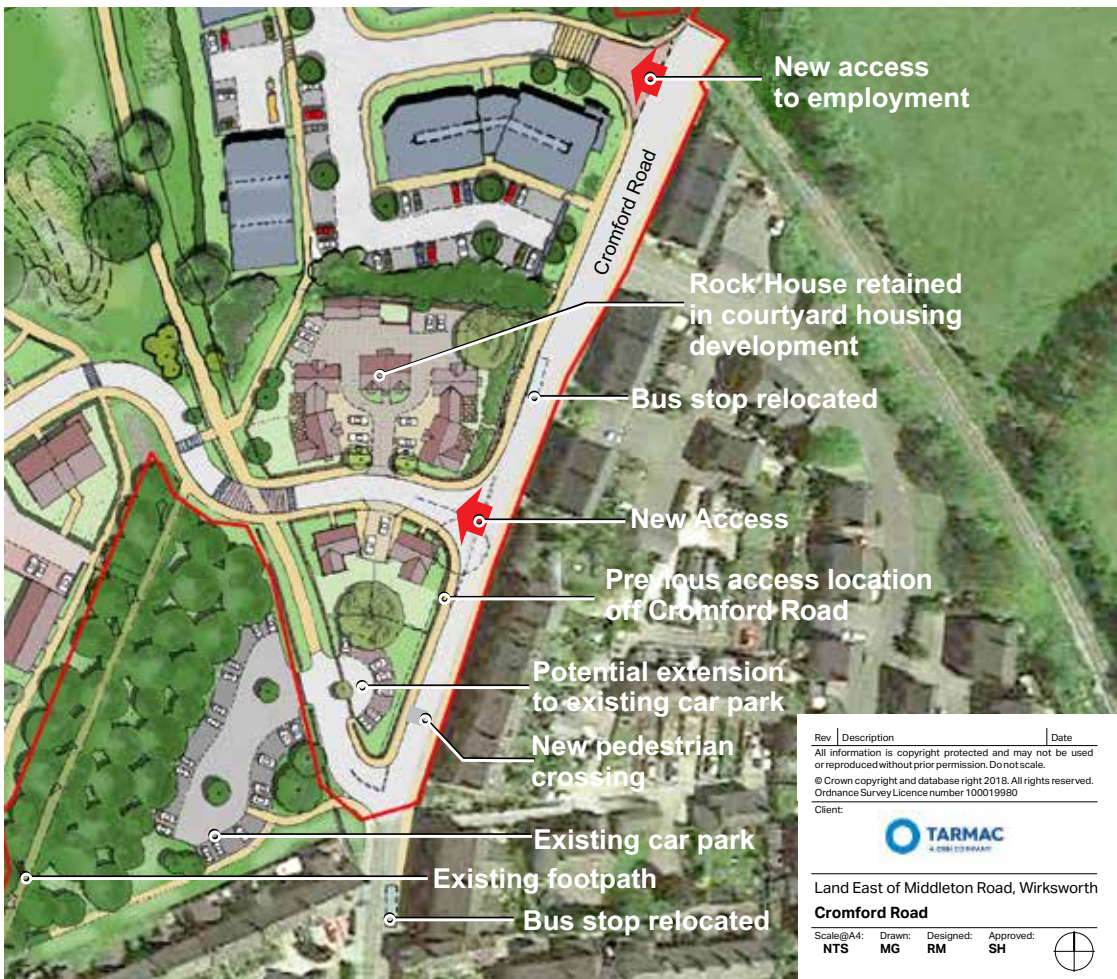
Our proposals seek permission for up to 151 new homes and 1.81 hectares of employment land.

MAIN CHANGES SINCE 2017

The main changes that have been made to the scheme since we last presented it to residents in 2017, include:

- Removing the proposed access to the housing through the Ravenstor Industrial Estate off Cromford Road;
- Including a new access off Middleton Road to reduce the traffic impact on Cromford Road;
- Moving the remaining access off Cromford Road slightly north so it no longer comes out in front of any properties; and
- Relocating the housing at the northern edge of the development further south to create a landscape buffer to the Scheduled Ancient Monument.

ROAD INFRASTRUCTURE



ACCESS ROADS

Our outline application includes several access roads into the site, which have been refined following consultation with residents to reduce the pressure on Cromford Road.

1. Access into the housing from Cromford Road (this has been moved slightly north, so it is no longer directly opposite any houses);
2. Access into the employment area from Cromford Road;
3. A new access into the housing from Middleton Road; and
4. A number of pedestrian accesses, including at the southern tip of the site and by Rock House onto Old Lane.

PEDESTRIAN SAFETY

In addition, following feedback, we will also be paying the County Council the costs of providing the following:

- The installation of a pedestrian crossing on Cromford Road;
- Widening of the pavements on Cromford Road near Rock House;
- Installing traffic calming measures and relocating the 30mph sign on Middleton Road; and
- Relocating and upgrading bus stops including shelters on Cromford Road.

COMMUNITY BENEFITS



Alongside the new homes and employment land, there will be additional benefits for the community:

- The retention and redevelopment of Rock House;
- Employment units suitable for offices, research and development, and light and general manufacturing – creating around 142 new jobs;
- An on-site equipped play area with bench seating;
- The retention of existing woodland supported by a Woodland Management Plan;
- The creation of ecological areas to support biodiversity;
- The potential enhancement of Fanny Shaw Recreation Ground through financial contributions;
- The potential to make additional land available to allow the District Council to consider expanding Old Lane car park; and
- The retention and enhancement of Old Lane as an informal pedestrian right of way, as well as a cycleway and bridleway.

A viability assessment will be submitted with the planning application to explain why the costs associated with remediating the site and capping mine shafts prevent us providing any affordable housing on the site.

PRIMARY SCHOOL SITE

In previous iterations of the proposals we had included an option for a primary school on the site, but following a public consultation the County Council is now looking to locate the school at Middle Peak Quarry as part of its redevelopment. This should ease congestion on Cromford Road, as there will be no increased traffic because of the school run.

CONSULTATION AND NEXT STEPS



CONSULTATION

We originally started consulting with the community in April 2016 and have conducted two rounds of consultation since then.

As a result, the final masterplan includes some significant changes to the original scheme that was presented to the community back in 2016 - many of which have been outlined during this display. A table of all the feedback received, along with our response, can be found online: tarmac.com/development-in-wirksworth.

NEXT STEPS

LAND OFF MIDDLETON ROAD / CROMFORD ROAD

We are hoping to submit our outline planning application during the summer 2018. The planning application, including all supporting assessments and studies, will be available in full on the Council's website. There will be a period of statutory consultation by the Council, following which the proposals will go to the Council's Planning Committee.

If we receive outline planning consent, we would then sell the site to a housebuilder who would apply for the details of the houses. If, and when, these details are granted, and assuming it all goes smoothly, we anticipate that construction would begin in 2020.

Depending on market conditions at the time, we anticipate a housebuilder would deliver around 30 units a year taking five years to complete the development. The employment land would be sold separately to a developer and progress will be subject to market demand for the land.

PROPOSALS FOR MIDDLE PEAK

We hope to start informally consulting on proposals for Middle Peak later this year.

We are at a very early stage with Middle Peak and are intending to work closely with the community to identify the best layout for the site. This will include the setting up of a liaison group to act as a formal mechanism for on-going consultation as we look to take both sites forward.

There is a lot of work to do on our proposals for Middle Peak and it will be several years before we would look to submit a planning application.

GETTING IN TOUCH

If you have any questions, please don't hesitate to get in touch with Lucy James, who is our dedicated point of contact for the developments in Wirksworth. Her details are

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020 3617 6359

All of this information is available to download on our webpage: tarmac.com/development-in-wirksworth

