

Tarmac Land off Middleton Road CONSULTATION RESPONSE

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.

We made a number of changes to our plans, further to the comments we received. A full summary of feedback can be found below:

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 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.