

Welcome to our Exhibition

Thank you for attending this public exhibition today.

The event has been organised by Tarmac to share our proposals and to get initial comments on our plans for our land off Middleton Road in Wirksworth. This exhibition is being held in advance of a planning application to Derbyshire Dales District Council.

The plans you will see today are for 126 residential dwellings and 2 hectares of employment land on land off Middleton Road.



Tarmac, part of CRH Group, is the largest sustainable buildings materials and construction solutions business in the UK. We have over 150 years' experience and directly employ around 6,900 people across a national network of 400 sites.

We have owned this land for over 50 years and are now seeking to get outline permission to meet some of the local residential and commercial demand.

We have appointed a project team with a proven track record. The team includes:



Planning
Consultants



Architects and
Master Planners



Transport
Consultants



Community
Consultation

This exhibition is the first step in getting feedback from the local community, so please feel free to ask our project team any questions you may have and fill in a feedback form before you leave.

History of the Site

Tarmac has owned this site for over 50 years.

In the past it was used for lead mining, and more recently stone was transported from Middle Peak Quarry across the site to the rail head at Ravenstor.



The earliest recorded workings on the site were in 1880, when a mineral railway line crossed the site, along with two tram ways linking to Stoneycroft Quarry. By 1889, spoil mounds associated with the lead mines under the site and access shafts were clearly visible.

In 1968, the railway was realigned with additional engine sheds and the tram ways being replaced with conveyor belts. Some residential buildings had been added on the boundaries to the site and Wirksworth was steadily growing.

By 1993, the conveyors, railway sidings and some buildings had been removed. Wirksworth Industrial Centre off Ravenstor Road had been added.

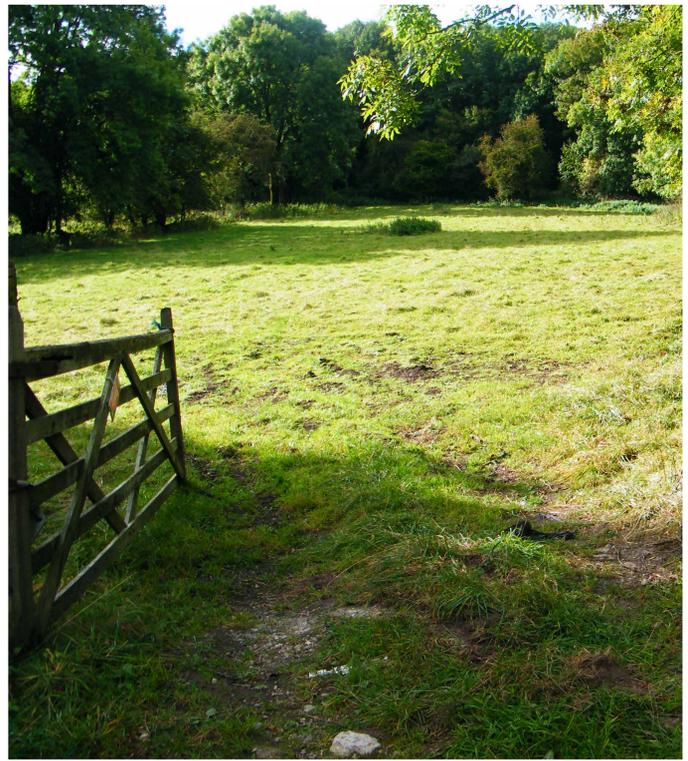
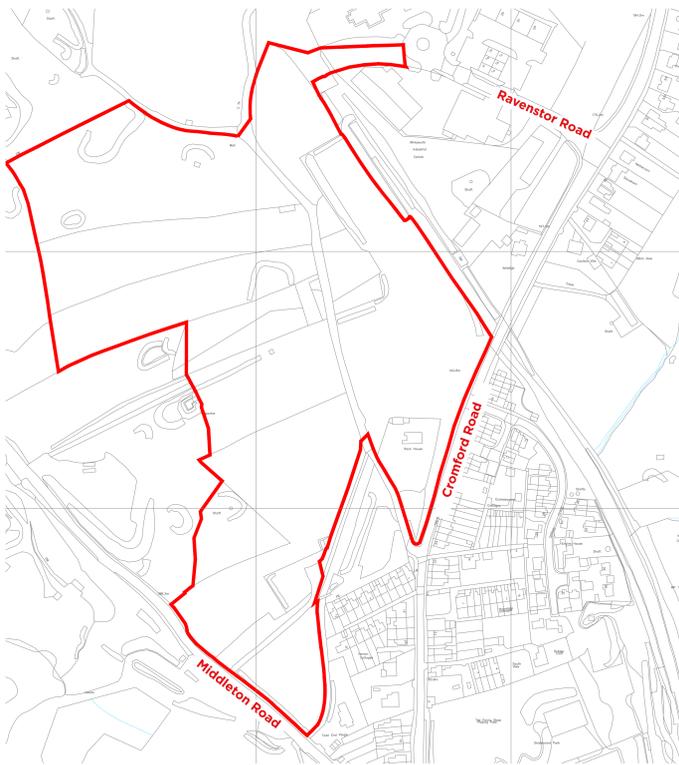
In 2015, Wyvern Rail Plc. was granted permission from the Secretary of State for Transport to acquire ownership of the railway line from Network Rail. At the same time Tarmac granted a lease of the railway siding part of the site. This land interest has helped Ecclesbourne Valley Railway attract additional visitors to the area, stimulate the local economy and start to deliver passenger services to and from Wirksworth.

The Site

The site is approximately 9.5 hectares in size and occupies the southern end of a triangle of land associated with a former quarry working in the last century.

The site is located between Middleton Road (B5023) and Cromford Road (B5036), and to the western end of Ravenstor Road.

The site abuts Middleton Road to its western boundary, with Middle Peak Quarry adjacent. The southern boundary has some residential properties, with the east and north largely rural in nature. The Ecclesbourne railway runs on the eastern boundary and will not be affected by our proposals.



Local Planning Context

The site was given a draft allocation in the recently produced Derbyshire Dales District Council Draft Local Plan. This allocation was for both residential and employment uses and followed on from an allocation for employment land in the Council's adopted 2005 Local Plan for General Industrial and Business Development.

Derbyshire Dales District Council identified in its Draft Local Plan the need for an additional 6,400 dwellings to be built by 2031. This need has been generated by population changes, in-migration, economic growth and the need for affordable housing.

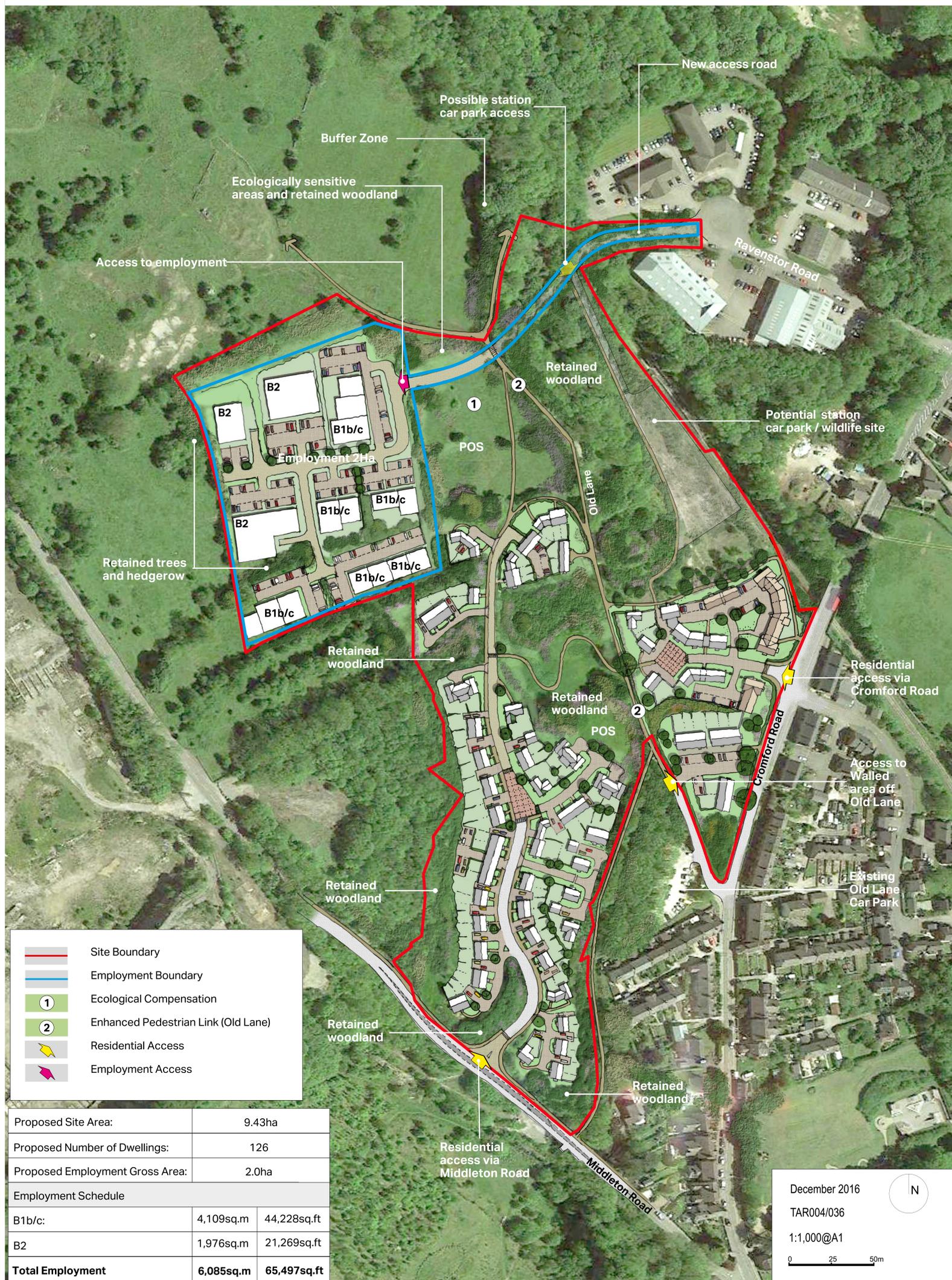
Tarmac has been involved with the local community for many years at our nearby Middle Peak Quarry, which also received an allocation for 645 houses and open space in the Draft Local Plan.

We are confident that our site on land off Middleton Road is suitable to provide homes and employment opportunities, therefore providing additional benefits to the local communities of Wirksworth and Middleton.

Our Proposals

The illustrative masterplan below shows our current proposals for this development.

ILLUSTRATIVE MASTER PLAN



Based Ordnance Survey's 1:5,000 map of 2008 with the permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright. All Rights Reserved.

We do want your comments on this, so please do let us know what you think.

Key Features of the Proposals

As well as delivering 126 homes, there are a number of other key features of our proposals.

Employment land

The proposals allow for 2ha of employment land, which will be walkable from Wirksworth Town. This includes:

- Over 44,000 sq. ft. of B1 units (research and development, and light manufacturing).
- Just over 21,000 sq. ft. of B2 units (manufacturing) set back from residential development.

On the basis of our own forecasting using the Government's published employment densities, we believe the scheme could deliver around 142 new full-time jobs for the local community.

The access to this employment land is currently proposed from the existing cul-de-sac off Ravenstor Road.

A new car park for Ravenstor Station

Ravenstor Station is the most northerly point of the Ecclesbourne Valley Railway, a nine mile-long heritage railway. It is just half a mile away from Wirksworth Station. The operator, Wyvern Rail, has permission to operate commuter services shuttling passengers to and from Wirksworth and beyond.

The increase in housing in the area could justify the need for a station car park, accessed through the employment access from Ravenstor Road. We have included a car park as part of our proposals but we would like to hear your views on whether you think it is necessary.

The redevelopment of Rock House

Rock House is a property on Cromford Road that is now vacant and boarded up to prevent unauthorised access. Tarmac has owned Rock House for many years and it was occupied until 2015.

We propose to demolish and redevelop Rock House. This is due to the fact that we do not consider that it would be cost effective to refurbish it as a single dwelling in terms of the costs of restoration and the sale value. We therefore propose to build between eight and ten houses on the site served off the existing access onto Old Lane.



Rock House

Public open space

The site contains six areas of woodland and we will seek to enhance the ecology of this through our plans (see The Environment & Ecology).

As part of this, we would like to create new open space on the site for the public to enjoy. We want to know what you would like this to include. Options may be:

- A nature reserve
- A local school learning area
- Benches / picnic area



Enhanced links across the development

We recognise that this is an important area for ramblers and a key destination for many of the tourist attractions of High Peak.

We are therefore proposing to retain and enhance Old Lane as a pedestrian route, as well as a cycleway and bridleway.

In addition, we are proposing to formalise the existing footpath that links Ravenstor Station with the National Stone Centre.



Old Lane

Housing Mix and Design

We are at an early stage in the development of our proposals and we want to get your feedback on housing mix and design.

Housing Mix

We are able to deliver a range of residential units to address the local housing demand. This may include:

- Bungalows
- Two-bedroom houses
- Apartments
- Three-bedroom houses

We want to know what you think the area needs, and have asked for your views on the feedback form.

Design

We want to create a new arrival “gateway” into the residential development by mirroring the design on the eastern side of Cromford Road. We propose to retain the stone wall, but lower it to allow for highway visibility splays.

The buildings on the edge of the development will be stone clad in keeping with the adjacent homes on the other side of the road.



Cromford Road frontage of the site, with new development shown on the right

Inside the development, we propose to use well-proportioned, simple brick buildings.

We are also suggesting a “feature” building, which will act as a focal point when driving into the development from the Middleton Road access. We have taken reference from a building elsewhere in Wirksworth to ensure it is in keeping with the local vernacular.



The square at the bottom of the Middleton Road access

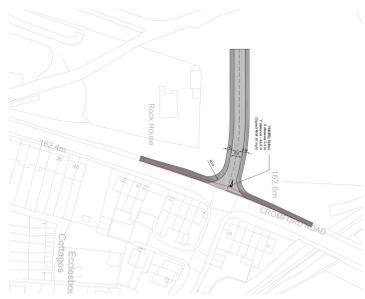
We want to know what you would like the residential units to look like. Please let us know by using the feedback form.

Traffic and Transport

When designing the plans for the site, we have considered transport and traffic closely to enhance accessibility for existing future residents and users.

For the residential development, two points of access will be provided - one off Cromford Road (B5036) and one off Middleton Road (B5023). For the employment land, a single access will be used from Ravenstor Road.

The junction designs below are indicative and subject to detailed design agreement with Highways Officers.



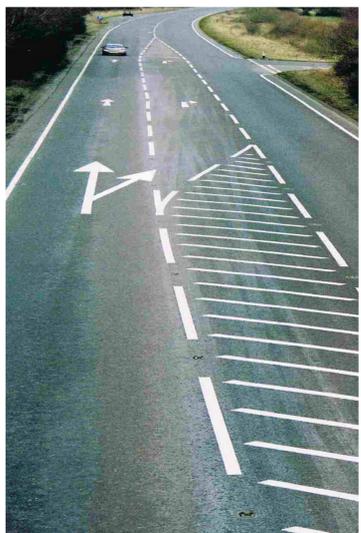
We will construct a simple priority junction with Cromford Road, which will serve residential properties to the north-east of the site.

This design will meet local standards and those included in the Department for Transport guidance 'Manual for Streets'.



The second access will be in the form of a new ghost-island junction on Middleton Road.

A ghost-island junction is a painted marking in the centre of the road. It allows a number of vehicles turning into the site to stop before turning, clear of the through-movement lanes. This will enable access for the properties located to the south west of the site.



Access to the employment land will be from the existing cul-de-sac off Ravenstor Road. From here, a new internal road network will be constructed.

Traffic Assessment

Any new development will increase the number of vehicle movements. We have produced a Travel Plan, which will encourage people to use alternative forms of transport to make their journeys. We anticipate, that during the AM Peak (0800-0900) there will be an additional 174 two way vehicle trips on the local network, with 183 during the PM Peak (1700-1800).

To encourage a reduction in vehicle movements, the employment land will have 12 cycle parking stands provided, shower and changing facilities. We will also be enhancing existing walking and cycling options, such as creating Old Lane as a walking/cycle/bridleway with no vehicular access.

We are confident that these measures will promote sustainable transport solutions as well as provide safe vehicle accesses into the development.

The Environment & Ecology

The site is located close to a number of Conservation Areas, but does not lie inside one.

The Wirksworth Conservation Area abuts the south-eastern boundary and the Middleton Conservation Area sits adjacent to the northern boundary. The Gang Mine SSSI and Scheduled Ancient Monument lie to the north of the site. We will therefore be working closely with the Council's officers and local stakeholders to develop our plans appropriately.

To help inform our proposals, we have carried out tree and habitat surveys to see what wildlife might be present on site and how we can mitigate against any potential impacts.

There was some evidence of bat roosting on the site, within the former Rock House owned by Tarmac. The ecologists have suggested a number of measures including using light sensitive design to minimise habitat loss.

The site contains six areas of woodland and we will seek to enhance the ecology of this through our plans. Tarmac commissioned an independent woodland management plan, which has suggested a number of measures including:

- Retain and upgrade the public right of way along Old Lane and through the largest wooded area
- Control recreation and public areas to prevent habitat loss
- Reduce the influence of non-native species
- Reduce disturbance of grazing animals to the woodland areas
- Increase and enhance the diversity of flora and fauna



Community Benefits



When working on a new proposed site, we always work with local residents, stakeholders and elected representatives to identify the benefits that can be achieved in a local area.

At present, we expect this development to contribute the following to the community:

126 new homes, providing much needed housing for the local area

2ha of employment land to include:

- B1 units (research and development and light manufacturing)
 - B2 units (manufacturing)
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The creation of new access roads into the site

New open space on the site, with better access for local people

Around £800,000 in New Homes Bonus to Derbyshire Dales District Council over 6 years

Delivering around 142 new full-time jobs for the local community

Enhanced public rights of way across the development

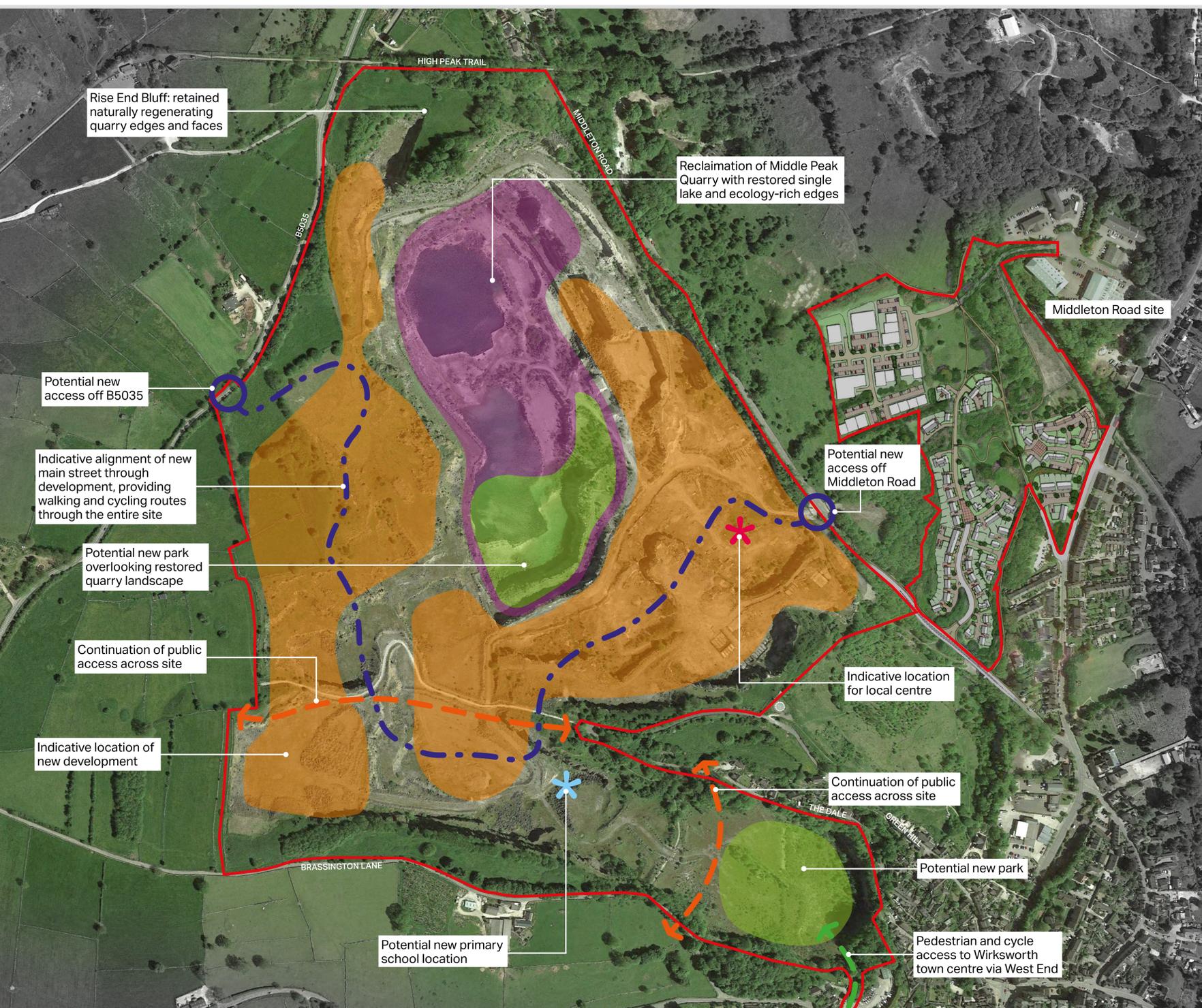
The potential for a new car park for Ravenstor Station

A financial contribution to local schools and healthcare facilities, as well as towards highways and transport

We want your feedback on what local amenities or projects you would like to see benefit from the developer contributions for this scheme.

Tarmac in Wirksworth

Our plans at Middle Peak



As you may be aware, earlier in 2016, Tarmac received an allocation in the emerging Draft Local Plan for up to 645 dwellings at Middle Peak Quarry. The Quarry has been largely out of action since the 1980s, with a brief period of operation in the 1990s. Our plans at Middle Peak Quarry will transform a vacant brown field site, providing much needed homes in the area with the potential to make a significant positive impact to the town as a whole.

Tarmac will continue to develop our proposals for Middle Peak Quarry, working with the local community to bring forward future development in Wirksworth. We will present more detailed proposals to local residents in advance of any planning application we may make in the coming years. We will, of course, ensure that our proposals complement those at Middleton Road.

We are setting up a liaison group to ensure that we work with local people in order to take a holistic approach to development in Wirksworth.

What Happens Next?

Thank you for attending our public exhibition. We hope you have found the exhibition useful and that we have been able to answer all your questions.

1 Please do take a moment to fill out one of our feedback forms. We will strive to include any suggestions you may have in our proposals and work to address your concerns. Please provide your feedback by 4th January 2017.



2 After the exhibition, our team will review your comments and produce a report based on the feedback we have received during our exhibition.



3 If you have any questions or comments, please feel free to email our dedicated community liaison officer at lucy.james@westbournecoms.com.



4 We anticipate a planning application will be made in early 2017.