

Tarmac Land off Middleton Road and Cromford Road

CONSULTATION RESPONSE

Over the course of the two consultation periods, a range of concerns or suggestions were expressed regarding the details of the draft proposals. We made several significant changes to the scheme as a result. The comments raised, along with our response can be found in the table below. Where the feedback specifically related to the second iteration of the scheme, this has been noted below.

Feedback	Response
Housing and commercial provision	
Retain Rock House	Rock House has been retained.
Forty-three percent 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.
Build houses in local vernacular – brick preferable	The Design and Access Statement demonstrates design in keeping with local vernacular.
Provide affordable housing	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.
Reduce the number of properties being proposed	We have noted these comments, but the scheme needs to comply with the allocation in the Local Plan.
Reduce the extent of commercial development being proposed	As above. This is also in accordance with the adopted Local Plan proposal for mixed uses of the site.
Incorporate accessible housing into the scheme	We have incorporated a mix of housing in the proposal, including smaller homes suitable for first time buyers and those wishing to trade down.
Deliver quality office space rather than industrial units	The mix of employment uses is guided by the adopted Local Plan and ultimately market demand.
Reconsider housing layout	We have revised the housing layout.

Design houses in an innovative, creative way	We are submitting outline planning. The external appearance will be covered by conditions linked to the Reserved Matters and the developer of the site.
Infrastructure	
Less than half (48%) wanted a car park for Ravenstor station	We have removed this proposal from the Masterplan.
Concern about traffic and impact on junctions	The Transport Assessment that will be submitted with the application confirms that the traffic from the proposal can be accommodated on the road network. The proposed access junctions have been subject to third party road safety audits before submission under the application.
Undertake and share a detailed Traffic Assessment	This has been completed and will be published in full as part of the planning application.
[Revised proposals]: Re-examine the Cromford Road access to the housing	We have again redesigned the road accesses and this access has now been moved.
Desire to see pedestrian crossings on Cromford Road	We will now be paying the County Council for the cost of providing a pedestrian (pelican) crossing on Cromford Road, so have included one as part of our final scheme.
[Revised scheme]: Move the pedestrian crossing	We have revised the location of the pedestrian crossing in response to local feedback.
Widen the pavements on Cromford Road to protect pedestrians	We will now be paying the County Council for the cost of widening the pavement at the pinch point on Cromford Road, so have included one as part of our final scheme. We will also be paying for the installation of traffic calming measures and the relocation of the 30mph sign on Middleton Road.
Ensure the road access across Old Lane adheres to safety standards	We have designed the Old Lane access to ensure it adheres to safety standards.

Contribute towards sewer upgrades	Severn Trent has confirmed that the development can use the existing foul sewer that crosses the site.
Environment and public realm	
A nature reserve was the most popular amenity wanted within the site	We are retaining the woodland at the north western end of the site and on the land west of Old Lane.
Keep green spaces as “wild” as possible	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.
Preserve Old Lane as an informal pedestrian footpath	Old Lane has been retained in its entirety as a footpath, apart from where we need to cross it to access parts of the site or where the proposal needs to connect into the existing sewer.
Undertake and share a detailed Ecological Assessment of the affected areas	All studies carried out to support the application will become public documents when the application is submitted.
Preserve the tunnel leading to Stoney Wood	We are reviewing the potential to preserve this tunnel with local stakeholders.
Public amenities	
Desire to see appropriate provision made for education	We are happy to make land available for a primary school on either this site or Middle Peak but remain ambivalent about its location. 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. As such our final scheme allows for the provision of employment land on the site instead.
Locate school on Middleton Road site	As above.
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.
Provide better pedestrian routes through to Middle Peak Quarry	We are maintaining all existing pedestrian routes and will ensure that access to the Middle Peak site is provided within the emerging proposals for this allocation.
Improve footpaths through the site (e.g. turning the former industrial track further up Middleton Road into a pedestrian footpath)	The former industrial track could come into play in association with the road access to Middle Peak Quarry and we are investigating its use in connection with the Middleton Road site.
Review S106 and CIL contributions	We constantly review S106 contributions against site viability and will present conclusions on this important matter with the application.
Other	
Set up a liaison committee	We are in the process of setting up a liaison group and have set up a website as a local resource.
Reconsider layout to protect historic features (mine shafts)	The layout has been designed to avoid former mine shafts and any existing shafts will be filled and capped to ensure they are safe as part of the application proposal.
Abide by Wirksworth Neighbourhood Plan	The adopted Local Plan is the most recently adopted part of the Development Plan. However, we are mindful of the policies on the WNP and will respond to these as part of the application.