

**Agenda Item No: 7 (m)****DERBYSHIRE COUNTY COUNCIL****CABINET****26 October 2017****Report of the Strategic Director for Children's Services****THE FUTURE PROVISION OF PRIMARY EDUCATION IN WIRKSWORTH –  
(YOUNG PEOPLE)****1. Purpose of Report**

To advise Cabinet of housing development planned for Wirksworth and to seek approval to consult on the options for providing primary education in the town in the future.

**2. Information and Analysis**

Derbyshire Dales District Council as local planning authority has published its Local Plan which includes site proposals for housing growth over the next 15 years. Details of the identified sites are detailed below:

| <b>Site Name</b>                                  | <b>Size</b> | <b>No of<br/>houses</b> |
|---|-------------|-------------------------|
| Land off Middleton Road/Cromford Road, Wirksworth | 9.46 ha     | 126                     |
| Land at Middle Peak Quarry, Wirksworth            | 62 ha       | 645                     |
| <b>Number of allocated dwellings</b>              |             | <b>771</b>              |

The development would generate an additional 154 primary pupils and 116 secondary pupils. There are two infant and one junior school in Wirksworth at present. All three sites are constrained and expansion would not be possible. Led by the Town Council, a Wirksworth Neighbourhood Plan is also being progressed under the planning system, which identifies the need for more modern accommodation to house the schools and also proposes changing to a primary school approach rather than keeping to separate infant and junior schools.

The numbers on roll and projections for the three schools are in the table below:

| School                                   | Capacity | Number on Roll | Projection for 2022 |
|--|----------|----------------|---------------------|
| Wirksworth CE (Controlled) Infant School | 90       | 76             | 62                  |
| Wirksworth Infant School                 | 87       | 46             | 43                  |
| Wirksworth Junior School                 | 150      | 146            | 170                 |

A site at The Meadows in Wirksworth was previously identified for a potential new school site but the physical extent of the site would be insufficient to accommodate a new school of the scale that would be required to meet the combined numbers of existing pupils and pupils to be generated by the recently planned for housing growth in the town. In February 2017, the County Council identified an alternative site at Cromford Road as a possible location for a new primary school. During the Derbyshire Dales Local Plan process, two additional sites at Middle Peak Quarry have emerged as possible alternatives.

The proposal is to carry out a consultation to allow the schools, parents and all local people to express a view on the options available to deliver primary education in the town.

A current draft consultation document is attached at Appendix 1, which provides details on the following new primary school options:

- To replace the existing infant and junior schools in Wirksworth with one new school to serve all the primary-aged children **or**
- To build a new primary school to serve the additional pupils generated by the housing growth only

**and** provides details of the potential sites identified for the new school.

The draft consultation document includes an officers' assessment of the sites to assist interested parties in considering their suitability, taking into account both planning amenity and operational factors. The methodology and outcome of that assessment are detailed in the document.

The consultation is expected to take place between Thursday 2 November and Sunday 17, 2017. The outcome of the consultation would

be reported back to Cabinet to allow a decision to be made on the future provision of primary education in Wirksworth.

### **3. Financial Considerations**

The funding would depend on the options chosen. The Council would expect the developer(s) of the new housing to fund fully the new school provision that would serve the additional pupils predicted to be generated by the housing growth. If the Authority decided to re-locate all the existing primary age schools and the new primary provision at one new school site, additional funding in respect of the re-location would be required. This might be sought via the annual DfE capital grant, Council borrowings or capital receipts from the vacated sites of the existing schools.

### **4. Social Value Considerations**

The provision of schools in the town to meet the needs of current and future residents is a critical factor in ensuring that the settlement is sustainable. The Authority in considering the options for providing primary education will wish to see that the new provision will deliver facilities to the current standards and enhance primary school provision in Wirksworth.

### **5. Other Considerations**

In preparing this report the relevance of the following factors has been considered: - human resources, prevention of crime and disorder, equality of opportunity, and environmental, health, property and transport considerations.

### **6. Background Papers**

A file is available within the Children's Services' Development Section.

### **7. Officer's Recommendation**

That Cabinet approves the Council undertaking a consultation to inform a decision on the future provision of primary education in Wirksworth.

**Jane Parfremment, Strategic Director for Children's Services**

## **Appendix 1**

# **Derbyshire County Council**

## **Primary Education Provision in Wirksworth**

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### **About this consultation**

To establish the most appropriate location for primary school education in Wirksworth to support existing and new pupils.

### **Consultation period**

Thursday 2 November 2017 – Sunday 17 December 2017

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## **1. INTRODUCTION**

This consultation seeks to establish the most appropriate location for primary education in Wirksworth to support existing and new pupils.

This document provides the framework against which two options for the delivery of primary level education are considered (see Section 3: Options). This consultation is seeking stakeholder's views in Wirksworth on whether there is a need to replace existing infant and junior schools in the town with a new school or to retain the existing and solely provide a new primary school to serve new developments.

This document is also seeking to identify the best location for a new school whichever option for primary level education is decided (see Section 3: Options).

## 2. BACKGROUND

Local councils are required by the Government to produce a development plan (Local Plan) for their areas to direct how an area should develop over a 15 year period. A Local Plan includes how much new housing will be required in the future and identifies specific sites for this new housing.

The Derbyshire Dales Local Plan<sup>12</sup> sets out the District Council's approach to the distribution of development across the District (not including the area covered by the National Park) and directs new development towards the most sustainable locations based on a settlement hierarchy. Wirksworth is identified as one of three first tier Market Towns which are the main focus for growth and development. This ensures that development reduces the need to travel and promotes sustainable communities based on the services and facilities that are available in each settlement.

The strategic housing growth in Wirksworth as identified in the Local Plan is shown in the table below:

| Site Name   | Size    | No of houses |
|---|---------|--------------|
| Land off Middleton Road/Cromford Road, Wirksworth | 9.46 ha | 126          |
| Land at Middle Peak Quarry, Wirksworth            | 62 ha   | 645          |
| <b>Number of allocated dwellings</b>              |         | <b>771</b>   |

In addition, Wirksworth has also been subject to a number of recently approved planning applications for sizeable new housing developments.

The growth proposed in the Derbyshire Dales Local Plan requires that additional primary school places are provided to accommodate the pupils generated by the housing development proposed within the settlement.

The need for more modern accommodation to house the infant and junior schools is identified within the Wirksworth Neighbourhood Plan, as is the identification of a change to primary education rather than separate infant and juniors.

Derbyshire County Council as the Local Education Authority has a statutory duty to make education provision available for each young person. Officers of the County Council have been involved in discussions with the Head Teachers' of the infant and junior schools, which has identified the need to consider a change to the way primary level education is delivered in Wirksworth and a potential new location for a primary school.

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<sup>1</sup> Derbyshire Dales Local Plan – Pre submission Draft Plan

<http://www.derbyshiredales.gov.uk/images/documents/L/DDDC%20Draft%20Plan%20AUG%202016%20with%20revised%20trajectory.pdf>

<sup>2</sup> Derbyshire Dales Local Plan Pre-submission Draft Plan Appendix 5

[http://www.derbyshiredales.gov.uk/images/documents/DDLP\\_Pre\\_Submission\\_Appendix\\_5\\_Policy\\_Maps\\_August16.pdf](http://www.derbyshiredales.gov.uk/images/documents/DDLP_Pre_Submission_Appendix_5_Policy_Maps_August16.pdf)

A site at The Meadows in Wirksworth was previously identified for a potential new school site by the County Council but the physical extent of the site was insufficient to accommodate a new school of the scale required to meet the combined numbers of existing pupils and pupils generated by housing growth in Wirksworth. As such this site has since been de-notified by the County Council. In February 2017, the County Council notified an alternative site at Cromford Road as a possible location for a new primary school (see further details below). However, through the Derbyshire Dales Local Plan process, two additional sites at Middle Peak Quarry have emerged as potential alternative locations to accommodate a new primary school.

The County Council in its statutory duty to make education provision available for each young person, elects where possible to provide a school place for each child at their normal area school. Using a formula based on the statistical assessment of birth rate and housing occupancy data in Derbyshire, the additional number of school aged children generated by the above allocated development in Wirksworth will be 154 primary aged school children and 116 secondary school aged children.

As such the County Council is now considering a range of options with regard to primary level education provision for new and existing pupils in Wirksworth (see Section 3 below).



### 3. OPTIONS

No decision has yet been made by the County Council on the options identified below, or indeed the timing of the opening of a new school, or how a new primary level school would be funded. The consultation has been split into 2: please see Issues 1 and 2.

#### ISSUE 1:

This considers how primary level education is delivered in Wirksworth.

*Should the existing infant and junior schools be replaced with a new school to serve the whole of Wirksworth OR should the existing infant and junior schools be retained and a new additional primary school be provided to serve the population increase in Wirksworth.*

#### **We would like your views on the following options:**

- i. Do we need to replace the existing schools with one new school to serve all the primary aged children within Wirksworth?
- OR
- ii. Do we need an additional school only to serve the additional pupils generated through the growth of the town?

#### ISSUE 2:

This is a question of location:

*Where would be the best location for a new school whether it is as a replacement school for existing pupils and pupils generated by new development, or new stand alone school to address population increase through the growth of Wirksworth?*

The County Council has carried out an assessment of the three sites which considers the social, economic and environmental impacts of the options and thereby ensure that they contribute to the delivery of sustainable development. The assessment has been aimed at providing objective supporting evidence to assist consultees with their consideration.

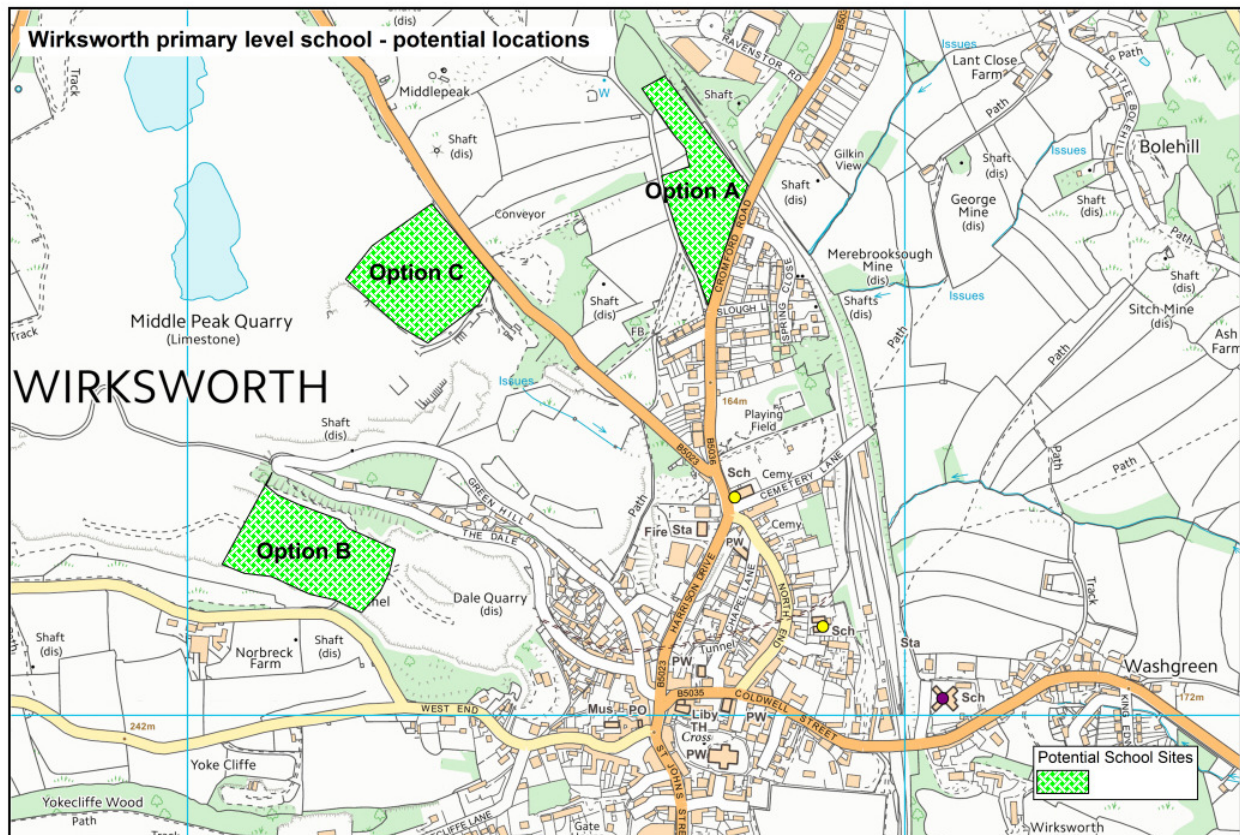
The three location options are shown on the Map 1 below and further information on each of the issues and options can be found in sections 3.1 and 3.2.

| Option |  |
|--------|--|
| A      | Build a new primary school on the notified site on Cromford Road   |
| B      | Build a new primary school on the proposed Middle Peak Quarry Site (SE corner)   |
| C      | Build a new primary school on the proposed Middle Peak Quarry Site (adjacent to the main road access off Middleton Road) |

#### **We would like your views on:**

Which of these three location options do you feel would best serve the community?

These three locations are identified on Map 1 below and further information on each option/site is contained below. A summary of the site scoring can be found at Section 6 and the scoring sheets themselves at Appendix 3.



Map 1

### 3.1 Consideration of Issue 1

#### ISSUE 1

##### Option (i)

Maintain the existing infant and junior schools and build a new primary school to accommodate additional pupils generated

OR

##### Option (ii)

Close the existing infant and junior schools and build a new primary school to serve all children within Wirksworth.

#### Background

##### School capacity

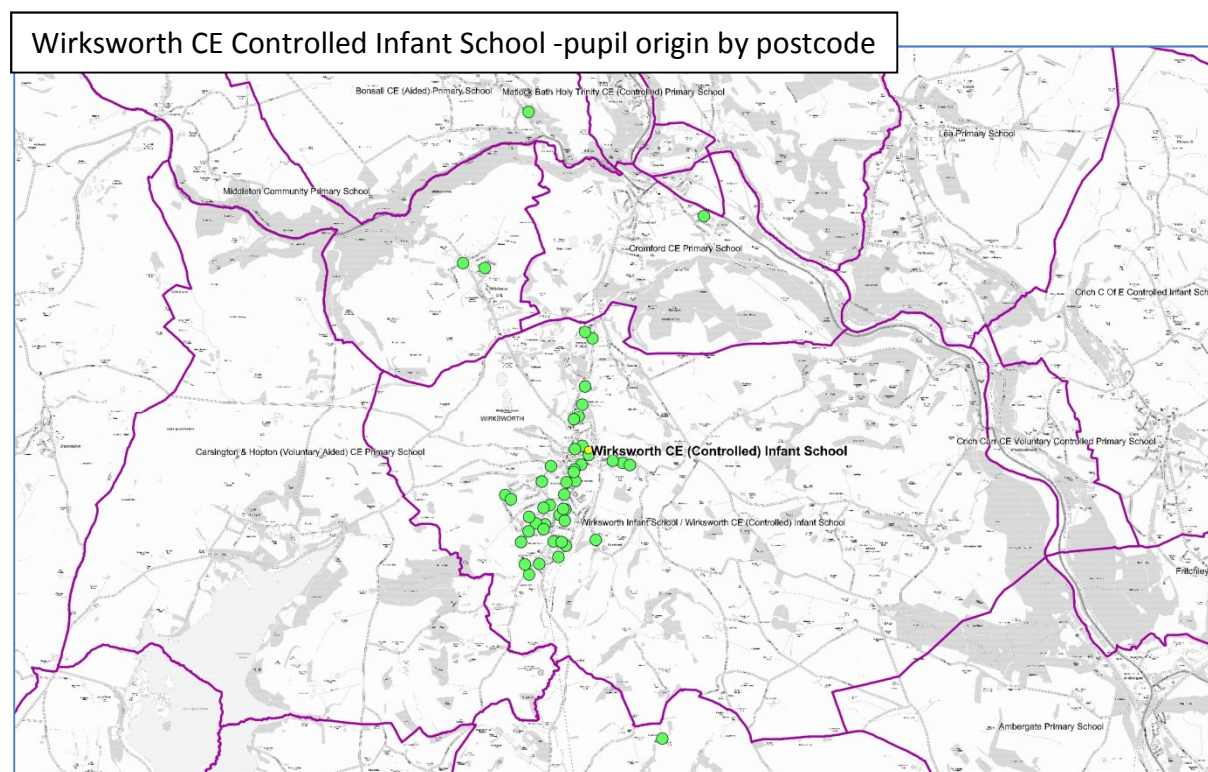
Pupil projections are calculated by considering the five year projection of numbers on roll of the normal area school based on birth rates, population data from the Office of National Statistics and pupil numbers from the Annual School Census. Please note this projection does NOT include the impact of any new housing with planning permission or allocated in local

plans. The pupil yield from all approved planning applications (within the previous 3 years) in the normal area of the school is then added on. This then provides the projected capacity.

The 2 Infant Schools within Wirksworth are showing available capacity up to and including 2022, however the junior school is showing over capacity. The pupils generated by 3 approved planning applications totalling 98 dwellings have been taken into account in the figures provided in the table below.

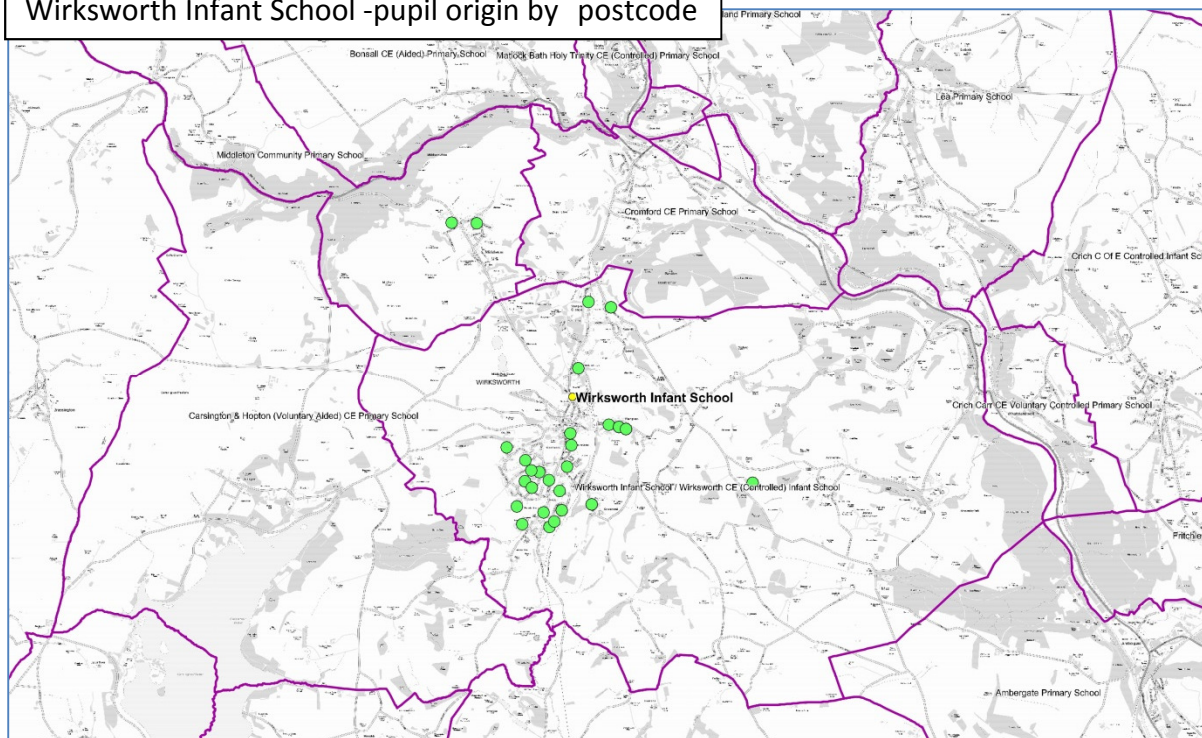
| School                                   | Capacity | Number on roll forecast for 2022 |
|--|----------|----------------------------------|
| Wirksworth CE (Controlled) Infant School | 90       | 57                               |
| Wirksworth Infant School                 | 87       | 35                               |
| Wirksworth Junior School                 | 150      | 159                              |

Currently and on average, around 10% of the children which attend the Wirksworth schools are from outside the schools' normal area. Please see plans below showing the origin of pupils by postcode.

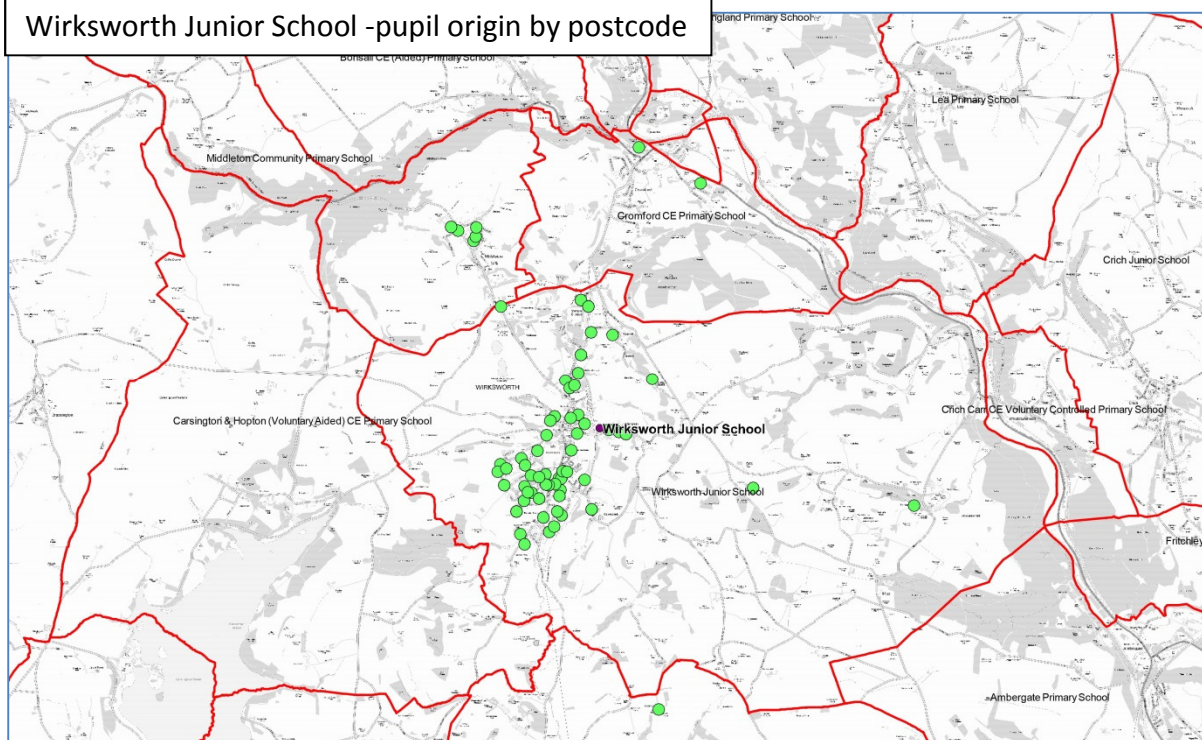




### Wirksworth Infant School -pupil origin by postcode



### Wirksworth Junior School -pupil origin by postcode



Both Wirksworth Infant School and Wirksworth Junior School are Grade II listed. Wirksworth Junior School celebrated its centenary in 2012 and was designed by George Widdows, the architect responsible for the design of over 100 schools in Derbyshire.

### Planning Policy Context

The Derbyshire Dales Local Plan has recently been submitted to the Government and has been subject to an Examination in Public by a Government appointed Inspector. The following policy designations from the plan as submitted for examination would apply to these sites:

- S4: Development within Defined Settlement Boundaries
- S8: Matlock/Wirksworth/Darley Dale Development Strategy
- S11: Local Infrastructure Provision and Developer Contributions
- PD1: Design and Place Making
- PD2: Protecting The Historic Environment
- PD7: Climate Change
- DS6: Land off Middleton Road/Cromford Road, Wirksworth
- DS7: Land at Middle Peak Quarry, Wirksworth

### **Location in relation to Area of Need**

The existing infant and junior schools are all located in the historic centre of Wirksworth however this is now located in the north east of the settlement with the expansion of the settlement due to residential growth being to the south of the settlement. These schools however serve the current population, but as noted above these sites are constrained and do not have the ability to expand to serve any future demographic or planned growth within their normal areas. A new primary school could be delivered on either of the three sites identified at options A, B or C (below) to serve the existing pupils within the settlement and pupils generated through the new development to the west of Wirksworth.

## **3.2 Consideration of Issue 2**

### **ISSUE 2 Option A**

#### **Build a new primary school on the notified site on Cromford Road**

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### **Background**

The site is currently unused. Derbyshire County Council's Cabinet agreed to the notification of the Cromford Road site as the site for a possible new school to replace the town's two infants and one junior school, along with the de-notification of the Meadows site due to access and terrain issues.

This site is on land identified for 126 dwellings and 2 hectares of employment land under Policy DS6 of the Derbyshire Dales Local Plan. This notified site is also covered by a much wider designation as a Regionally Important Geological Sites (RIGS) and has been identified as a 'Potential Local Wildlife Site' by the Derbyshire Wildlife Trust (DWT) under the name 'Wirksworth Station Yard' however this site is awaiting an assessment against their standard criteria. Should the Cromford Road site be developed for a school, careful consideration would need to be given to the detailed design and layout of the new school to ensure there is no net loss of wildlife and habitat.

### **Location in relation to Area of Need**

The notified site is located within the north of Wirksworth and on the main Cromford Road running north/south through the centre of the settlement. As such this site is well located to serve the current population and can be accessed easily.

## **Planning Policy Context**

The Derbyshire Dales Local Plan has recently been submitted to the Government and has been subject to an Examination in Public by a Government appointed Inspector. The following policy designations from the plan as submitted for examination would apply to this site:

- S4: Development within Defined Settlement Boundaries
- S8: Matlock/Wirksworth/Darley Dale Development Strategy
- S11: Local Infrastructure Provision and Developer Contributions
- PD1: Design and Place Making
- PD2: Protecting The Historic Environment
- PD7: Climate Change
- HC16: Notified Sites
- DS6: Land off Middleton Road/Cromford Road, Wirksworth
- DS7: Land at Middle Peak Quarry, Wirksworth

## **ISSUE 2 Option B:**

### **Build a new primary school on the proposed Middle Peak Quarry Site (SE corner)**

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#### **Background**

The Middle Peak Quarry site, formerly a limestone quarry covers an extensive area of around 62 hectares, comprising a dormant quarry and areas of woodland to the west of Middleton Road and north of Brassington Lane, Wirksworth. It includes the main area of Middle Peak Quarry and void, and the former Dale Quarry to the south, and represents a large area of previously developed land.

The site is subject to a number of environmental designations, including Dale Quarry Site of Special Scientific Interest, Stoney Wood Wildlife a Regionally Important Geological Site as well as areas of woodland and tree cover protected by Tree Preservation Orders. All of these environmental and ecological designations will need to be taken into account in bringing the site forward for development. The impact upon the surrounding heritage assets will also need to be taken into account.

Given the scale and extent of the Middle Peak Quarry site and the proposed area that has been identified in the Local Plan allocation, the County Council considered that this area may have potential to accommodate a new primary school. The proposed housing provision on the site of up to 645 dwellings could provide appropriate justification for the provision of a new primary school on the site to serve both the needs of the new pupils generated by the housing development itself and other housing growth identified for Wirksworth as well as accommodating the existing primary school aged pupils within the normal area.

#### **Location in relation to Area of Need**

A school in this location to the south of the proposed development would support the pupils deriving from the additional 645 dwellings in the east of Wirksworth and the 126 dwellings from Land off Middleton Road/Cromford Road, along with existing pupils within the settlement. It is also slightly closer than either the Cromford Road site or existing

primary/junior schools to existing residential development within south west of the settlement.

### **Planning Policy Context**

The Derbyshire Dales Local Plan has recently been submitted to the Government and has been subject to an Examination in Public by a Government appointed Inspector. The following policy designations from the plan as submitted for examination would apply to this site:

- S4: Development within Defined Settlement Boundaries
- S8: Matlock/Wirksworth/Darley Dale Development Strategy
- S11: Local Infrastructure Provision and Developer Contributions
- PD1: Design and Place Making
- PD7: Climate Change
- HC16: Notified Sites
- DS7: Land at Middle Peak Quarry, Wirksworth

## **ISSUE 2 Option C**

### **Build a new primary school on the proposed Middle Peak Quarry Site (adjacent to the main road access off Middleton Road)**

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#### **Background**

Please see Option B above for the background to Middle Peak Quarry.

#### **Location in relation to Area of Need**

A school in this location to the east of the proposed middle Peak Quarry development would support the pupils deriving from the additional 645 dwellings in the east of Wirksworth and the 126 dwellings from Land off Middleton Road/Cromford Road. This option is slightly further from the existing primary/junior schools and the existing residential development within south west of the settlement.

### **Planning Policy Context**

The Derbyshire Dales Local Plan has recently been submitted to the Government and has been subject to an Examination in Public by a Government appointed Inspector. The following policy designations from the plan as submitted for examination would apply to these site:

- S4: Development within Defined Settlement Boundaries
- S8: Matlock/Wirksworth/Darley Dale Development Strategy
- S11: Local Infrastructure Provision and Developer Contributions
- PD1: Design and Place Making
- PD7: Climate Change
- HC16: Notified Sites
- DS7: Land at Middle Peak Quarry, Wirksworth

#### 4. BASELINE INFORMATION FOR ASSESSMENT CRITERIA OF POTENTIAL SCHOOL SITES

Any proposed location for a new primary school in Wirksworth will need to be in a sustainable location for it to be considered acceptable from a planning perspective. The main sustainability issues identified through this review of baseline evidence are as follows:

##### 4.1 Biodiversity fauna and flora

There are three aspects to **biodiversity**: species diversity, genetic diversity and ecosystem diversity. All three interact and change over time and from place to place.

There are a number of Sites of Special Scientific Interest (SSSIs) within Wirksworth itself along with areas of Ancient Woodland and other Local Wildlife sites.

Trees, woodlands, forests and hedgerows make a varied and valuable contribution to the quality of life from urban centres to the open countryside and contribute to the local distinctiveness of the area. Tree Preservation Orders are found across the Wirksworth area.

There are also Regionally Important Geological/Geomorphological Sites (RIGS) around Wirksworth. RIGS are locally designated sites which once designated through notification to the local planning authority, are conserved and protected as a material consideration through local and national planning policies.

##### 4.2 Landscape character

The town is sited at the junction of three geological areas; carboniferous limestone, limestone shales and millstone grits. The limestone, to the west, provided a source of lead ore and building stone. The shales to the east of town, and the clays provided materials for the brick and tile industries as well as a basis for rich agricultural soils and building stone was extracted from the millstone grits to the east and southeast. The geology of this area also produced pure soft water useful for the textile industry.

Wirksworth lies within National Character Area (NCA) 52: the White Peak. This NCA is a raised undulating limestone plateau deeply incised with steep sided limestone valleys. There are scattered nucleated villages and occasional isolated farmsteads within a pastoral setting.

##### 4.3 Townscape Character and Built Heritage

The character and quality of landscapes provides the framework within which the natural and built environment sits, contributing towards local distinctiveness and providing a sense of place. Wirksworth sits in a bowl at the head of the Ecclesbourne Valley with the original settlement core centred around the Church and Market Place. The town centre has a relatively limited but attractive range of small independent shops located along the main St John Street.

There is a strong contrast between the built form of the historic settlement and the considerable 20th century development to the south of the historic core where the valley widens out.

Lead mining, which continued in the area throughout the medieval period until late in the 19<sup>th</sup> century, is the basis for much of the development and prosperity of the town.



The core of Wirksworth is a Conservation Area<sup>3</sup> designated in 1970 and extended in 1976 and again in 1979. The boundary of the Conservation Area encompasses the historic town centre and significant areas of historic landscape which form the backdrop to the town.

There are 90 listed buildings within the Conservation Area and one Scheduled Monument. Both Wirksworth Infant School and Wirksworth Junior School are Grade II listed.

There are 24 sites listed on the Derbyshire Sites and Monuments Record for the area of Wirksworth. The majority of these are standing buildings although there are several areas in the town with considerable below ground archaeological potential and include the Churchyard, Rectory garden, and the gardens and rear yards of the buildings surrounding the Churchyard, the Market Place, China House Yard, the former tan-yard by Newbridge, and former smelting mill at Willowbater. There also may be scattered remains of early lead mining activity or soughs in several areas of town.

#### **4.4 Water Resources and Flood Risk**

It is now widely accepted that climate change is one of the most serious challenges facing the world today. Evidence suggests that human activity is accelerating the rate of global warming. The key effects of climate change being longer hotter summers, wetter winters and an increased risk of weather extremes and flooding

Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change.

The Derbyshire Dales District Level 1 Strategic Flood Risk Assessment (2016)<sup>4</sup> (SFRA) identifies that Wirksworth is located by the River Ecclesbourne which flows south to meet the River Derwent outside the study area. The Flood Zones for the River Ecclesbourne appear to be relatively narrow through Wirksworth, with a few properties shown at risk of flooding around Brooklands Avenue and Water Lane. A few flooding incidents have been recorded by the Lead Local Flood Authority, although some appeared to be ground and surface water.

Surface water incidents have been recorded at Water Lane, Brooklands Avenue, Gorsey Bank, St John Street, Green Hill, Yokecliffe Drive, Warmbrook and The Hill. It has been highlighted also that a network of soughs are located within the town. Substantial amounts of runoff from adjacent fields run onto the road which is sometimes channelled into the village below resulting in flooding.

The SFRA also identifies a data gap in Wirksworth, there are a series of drains/streams that convey water to the River Ecclesbourne, but as they are small no flood extent exists for these streams. It is recommended that a detailed model in this area is produced, including these small tributary streams and also the quarry in the north-west part of the town, which can help to establish the risk to any existing and potential development near this area. For potential allocations in the emerging Local Plan and / or development applications located around the

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<sup>3</sup> <http://www.derbyshiredales.gov.uk/planning-a-building-control/conservation/conservation-areas/128-wirksworth-conservation-area>

<sup>4</sup>

[http://www.derbyshiredales.gov.uk/images/documents/L/Local%20Plan%20evidence%20base%20docs%20July%202016/2016s3951\\_-\\_Derbyshire\\_Dales\\_District\\_-\\_Final\\_Level\\_1\\_SFRA\\_v2.0.pdf](http://www.derbyshiredales.gov.uk/images/documents/L/Local%20Plan%20evidence%20base%20docs%20July%202016/2016s3951_-_Derbyshire_Dales_District_-_Final_Level_1_SFRA_v2.0.pdf)

vicinity of the Wirksworth, it is recommended that detailed breach modelling of the quarry is considered as part of a site-specific FRA to establish the residual risk to any development.

#### **4.5 Population Trends**

The strategic growth proposed in Wirksworth as identified in the Derbyshire Dales Local Plan is for 771 dwellings which using the Derbyshire County Council multiplier would result in an additional 154 primary aged children and 116 secondary school aged children.

The 2 Infant Schools within Wirksworth are showing available capacity up to and including 2022, however the junior school is showing over capacity. The pupils generated by 3 approved planning applications totalling 98 dwellings have been taken into account in the figures provided below.

| <b>School</b>                            | <b>Capacity</b> | <b>Number on roll<br/>forecast for 2022</b> |
|--|-----------------|---|
| Wirksworth CE (Controlled) Infant School | 90              | 57  |
| Wirksworth Infant School                 | 87              | 35  |
| Wirksworth Junior School                 | 150             | 159   |

On average around 10% of the children which attend the Wirksworth schools are from outside the schools' normal area.

#### **4.6 Transport**

Due to the local topography, many of the roads in the plan area are difficult for vehicles. Wirksworth's street pattern has evolved over many centuries and is not designed to accommodate modern vehicular traffic. There is congestion in the town centre, with associated noise and pollution, and significant challenges for cyclists and pedestrians.

Bus services are provided by Trent Barton between Bakewell and Derby with on average 2 buses per hour in each direction starting around 6am with the last bus to Derby being just before 10pm and the last bus to Matlock being just before midnight.

#### **4.7 Previously developed land**

One of the Core Planning Principles within the National Planning Policy Framework is to 'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'.

## 5. METHODOLOGY

Derbyshire County Council's Officers have developed a methodology to assess the merits of each of the school options. This will ensure that each of the options is assessed on a fair and consistent basis.

The assessment methodology seeks to use a similar scoring system to sustainability appraisal format, which is a process used to assess the environmental, social and economic impacts of Local Plans and their policies. This will provide a high level technical assessment of the potential sites put forward by the County Council.

High level objectives have been identified which address the issues identified with regard to the school options within Wirksworth based on baseline data which is set out in Section 3. The framework for the assessment of the education options within Wirksworth includes 12 headline objectives which are indicated in column 1 of Table 1. From this there are then a number of decision making criteria have been drawn up. Each site has been scored against a series of criteria based upon whether it is likely to have a positive, negative, uncertain or negligible effect on these. These issues are set out as a series of questions e.g. is the site within 400 metres of a bus stop; is the site Greenfield or brownfield; is the site within a high risk flood zone; is the site within 100m of a protected wildlife site. By using mapping technology these sites can be assessed in a consistent manner and the most sustainable site identified. For example, if a site is within a high risk flood zone then it would receive a negative score against this environmental issue. If it was located within 400m of a bus stop school it would receive a positive score against this social issue. A site can therefore score very differently against different issues and the Council has to consider a site's overall performance as well as individual scores.

The options for primary school provision are set out in Section 4 of this document and have been appraised against the objectives in the assessment framework with scores being attributed to each option to indicate its likely sustainability effects on each objective as follows:

|    |  |
|----|--|
| +2 | The option supports the achievement of this objective  |
| +1 | The option supports the achievement of this objective although it may have only a minor beneficial effect                                  |
| 0  | The option is likely to have no impact and is negligible as the benefits and drawbacks appear equal and neither is considered significant. |
| -1 | The option appears to conflict with the achievement of this objective and is likely to have a minor negative effect.                       |
| -2 | The option works against the achievement of this objective and may result in a potentially significant adverse effect                      |
| ?  | Uncertain or insufficient information on which to determine the appraisal at this stage  |

This assessment will to a certain extent rely on an element of subjective judgement. However, in order to ensure consistency in the appraisal of the options, a detailed set of assumptions was developed and applied to relevant questions and these are listed at Appendix 1.

The assessment proforma is shown at Appendix 2 and the three site assessments are at Appendix 3.

## 6. SUMMARY OF SITE SCORING

The three sites for a potential new school in Wirksworth have been assessed against a framework of criteria to ascertain the most sustainable location for the provision of a new school. The summary table is shown below. The detailed scoring sheets are contained at Appendix 3.

|    | Objectives  | Cromford Road<br>(Option A) | Middle Peak<br>Quarry SE corner<br>(Option B) | Middle Peak<br>Quarry East<br>(Option C) |
|----|---|-----------------------------|---|--|
| 1  | Protect biodiversity and fauna & flora  | -2                          | -2  | -1                                       |
| 2  | Protect geodiversity.   | -2                          | -2  | -2                                       |
| 3  | Conserve and enhance Wirksworth's landscape and townscape character                     | -1                          | -1  | -1                                       |
| 4  | Maximise the use of previously developed land/buildings and the efficient use of land.  | +1                          | +2  | +2                                       |
| 5a | Identify a sustainable location for the provision of a new school in Wirksworth         | 0                           | 0   | 0  |
| 5b |   | +2                          | +2  | +2                                       |
| 6  | Encourage sustainable modes of transport and increased opportunities for non-car travel | +2                          | -1  | +1                                       |
| 7  | Reduce the impact of development on the road network                                    | -1                          | -1  | -1                                       |
| 8  | Reduce and manage flood risk  | -2                          | -2  | -2                                       |
| 9  | The ability of a school to expand to meet the needs of additional pupils                | +1                          | +2?   | +2?                                      |
| 10 | The Landowner is willing to include a school on this site                               | -1                          | +2  | +2                                       |
|    | <b>TOTAL</b>  | <b>-3</b>                   | <b>-1</b>                                     | <b>+2</b>                                |

In summary there are a number of areas where all three sites scored the same, whether positive or negative, namely with regard to Objectives 2, 3, 5a, 5b, 7, and 8.

All the three sites showed a significant negative effect as they are located within Regionally Important Geological/Geomorphological Sites, and all have pockets affected by surface water flooding in a 1 in 30 year extent. However it must be noted that due to the modelling techniques used, the mapping picks out depressions in the ground surface and simulates some flow along natural drainage channels, rivers, low areas in floodplains, and flow paths between buildings. Based on data review, Option A appears to be at slightly more at risk from flooding than the other two sites due to the presence of a definitive flow route on the pluvial models, the sough running through the site and the likelihood of shallow groundwater.

Furthermore the three sites all scored a minor negative with regard to objectives 3 and 7, 'Conserve and enhance Wirksworth's landscape and townscape character' and 'Reduce the impact of development on the road network'. All three sites are either within the Wirksworth

Conservation area or immediately adjacent to Wirksworth and/or Middleton Conservation Areas and as such any development may have a negative effect on the however this may be mitigated by careful design. The development of a new school will encourage additional traffic at certain times during the day and the impact on the existing road network has been considered to be a negative, again however mitigation can be provided to address the issues that arise should a planning application come forwards.

All the sites scored neutral when it came to their average distance from existing schools (objective 5b) all being within 400-800 metres of the existing schools, but showed a significant positive effect with regard to objectives 5b and 9, showing that based on postcode information, all the children who currently reside within the normal areas of the two Wirksworth infant schools would remain within 2 miles of the new school.

The individual merits of each site now become apparent through analysis of the remaining objectives.

Objective 1 which seeks to protect biodiversity and flora and fauna shows Cromford Road and Middle Peak Quarry (SE) (sites A and B) are both being located within 100 metres of a Site of Special Scientific Interest on which any development may have an adverse effect. Middle Peak Quarry East (Option C) shows a lesser negative effect as this site is located adjacent to a Local Wildlife Site.

Objective 4 shows that the two Middle Peak Quarry sites both reuse land that has been previously developed (brownfield land), whereas the Cromford Road site is a mixed greenfield/brownfield development.

The Cromford Road site however scores more highly than the Middle Peak sites for Objective 6 as there are bus stops within 400 metres of the site and an established bus route. There is a bus route approximately hourly (Derby to Bakewell route) between Wirksworth and Middleton which passes Site C but currently there is no bus stop within 400m. Whichever option is pursued it will be important that school and public bus accessibility to the site is maximised.

Objective 9 also shows that Options B and C have the capacity to accommodate an three form entry school and as such can accommodate an appropriate sized school, whether it be for all the existing primary aged children within Wirksworth as well as any children arising from new development or solely to accommodate additional children as a result of the growth of Wirksworth. Option A has the capacity to accommodate a two form entry school.

Objective 10 seeks to ascertain whether a school is developable on the site. Derbyshire County Council's Officers are aware of the landowner's concerns regarding the area of land which has been notified on the Cromford Road allocation and its potential environmental constraints (referred to above), which could potentially have implications for siting the school elsewhere on the site that could impact on the viability and deliverability of the mixed housing and employment development.

**As such it appears that a site on Middle Peak Quarry would be the most appropriate location for a new school with Option C being the more sustainable location of the two scoring +2 in total.**

## 7. HOW TO RESPOND

This consultation is a critical part of the decision making process. We want to hear your views on how we should be providing primary school education in Wirksworth. The consultation runs from Thursday 2 November 2017 – Sunday 17 December 2017. All responses should be submitted by 5pm on 17 December 2017.

Following this consultation Derbyshire County Council will review the options for locating a new school and assess any additional locations suggested to us. The outcome of this initial assessment and consultation will then be presented to elected members at Derbyshire County Council's Cabinet. A preferred location will be identified and Cabinet will be asked to agree the site and the work required to secure the preferred location.

Representations should be made using the representation form and can be made via the following methods:

- Via Email – responses should be emailed to [planningpolicy@derbyshire.gov.uk](mailto:planningpolicy@derbyshire.gov.uk)
- Via Post to – Planning: Policy and Monitoring, Derbyshire County Council, County Hall, DE4 3AG

All responses received by 5pm on the 17 December 2017 will be considered, **late responses will not be accepted under any circumstances**. Individual acknowledgement of receipt will not be possible.

If you have any questions, please contact either Sue Pegg (Senior Assistant Education Officer (Development), Childrens Services) on 01629 536040 or Alison Richards (Principal Planner) on 01629 539667 or email [planningpolicy@derbyshire.gov.uk](mailto:planningpolicy@derbyshire.gov.uk).

|   | Site Objectives  | Question  | Assumptions  |
|---|--|---|--|
| 1 | Protect biodiversity, and fauna & flora.   | Does the site have an impact on designated sites and species?         | <ul style="list-style-type: none"> <li>Sites located within 100m of an internationally/nationally designated biodiversity/geodiversity site with statutory protection are expected to have a significant negative effect (-2).</li> <li>Sites located between 100m and 1km of an internationally/nationally designated biodiversity/geodiversity site with statutory protection, or within 250m of a locally designated site may have a minor negative (-1) effect</li> <li>Sites that are more than 1km from any internationally/nationally designated biodiversity/geodiversity sites, or that are over 100m from a locally designated site could have a negligible (0) effect.</li> </ul> |
| 2 | Protect geodiversity.  | Is the site located within an area of geodiversity?                   | <ul style="list-style-type: none"> <li>Sites located within 100m of a geodiversity site are expected to have a significant negative effect (-2).</li> <li>Sites over 100m of a geodiversity site would have a negligible (0) effect.</li> </ul>  |
| 3 | Conserve and enhance Wirksworth's landscape and townscape character                    | Would the site have an impact on the character of Wirksworth?         | <ul style="list-style-type: none"> <li>Site would provide a net benefit in the condition or setting of all heritage assets which could be affected (+2).</li> <li>A minor improvement in the condition or setting of some but not all heritage assets potentially affected (+1)</li> <li>The site would have a minor negative effect on heritage assets (-1)</li> <li>The site would have negative effects on heritage assets on site which may result in loss/destruction/material damage. And/or effects on scheduled monuments and listed buildings including setting (-2).</li> </ul>  |
| 4 | Maximise the use of previously developed land/buildings and the efficient use of land. | Would the site provide bring previously developed land back into use? | <ul style="list-style-type: none"> <li>Sites which are on wholly derelict, degraded and underused land will be scored as having a significant positive effect (+2).</li> <li>Sites that have an element of derelict, degraded and underused land within them will be scored as having a minor positive effect (+1).</li> <li>All other sites will be scored as having a neutral effect (0).</li> </ul>   |



|    |   |   |  |
|----|---|---|--|
| 5a | Identify a sustainable location for the provision of a new school in Wirksworth         | What are the average walk time/travel distances from the existing schools?                          | <ul style="list-style-type: none"> <li>Sites which are on average under 400m (5 minutes walk time) from the existing schools score +2</li> <li>Sites which are on average between 400m and 800m (5-10 minutes walk time) from the existing schools score 0</li> <li>Sites which are on average over 800m (over 10 minutes walk time) from the existing schools score -2</li> </ul>   |
| 5b |   | Would the existing infant aged children located by postcode be within 2 miles of the proposed site. | <p>Currently free transport is available for all pupils up to the age of 8 (infants) if their nearest school is beyond 2 miles. Would the existing infant aged children located by postcode be within 2 miles of the proposed site?</p> <ul style="list-style-type: none"> <li>If the current pupil postcodes from the normal area of the existing infant schools are within 2 miles from the proposed school site, score +2</li> <li>If any of the current pupil postcodes from the normal area of the existing infant schools are over 2 miles from the proposed school site, score -2</li> </ul>  |
| 6  | Encourage sustainable modes of transport and increased opportunities for non-car travel | Would the site be accessible to users of sustainable transport?                                     | <p>The proximity of the sites to sustainable transport links will affect the extent to which people are able to make use of non-car based modes of transport to access schools although the actual use of sustainable transport modes will depend on people's behaviour. It is possible that new transport links such as bus routes or cycle paths may be provided as part of new developments, particularly at larger sites, but this cannot be assumed. The sites have been assessed using current bus services.</p> <ul style="list-style-type: none"> <li>Sites that are within 400m of a bus stop are likely to have a significant positive (+2) effect.</li> <li>Sites that are more than 400m from a bus stop but are on a bus route, and/or have an existing cycle route passing the site could have a minor positive effect (+1)</li> <li>Sites that are more than 400m from a bus stop and that do not have an existing cycle route passing the site are likely to have a minor negative (-1) effect.</li> </ul> |

|    |  |  |  |
|----|--|--|--|
| 7  | Reduce the impact of development on the road network         | Would the site increase pressure on pinch points in the road network?  | <ul style="list-style-type: none"> <li>The site would have an adverse impact on the road network which could not be adequately mitigated (-2)</li> <li>The site would have a minor adverse impact on the road network which could be made acceptable with appropriate mitigation (-1)</li> <li>The site would have no impact on the road network (0)</li> </ul>  |
| 8  | Reduce and manage flood risk                                 | Could the site be affected by either surface water or fluvial flooding?  | <p>A Sequential Approach should be used within development sites to inform site layout by locating the most vulnerable elements of a development in the lowest risk areas;</p> <p>The site is affected by surface water flooding in a 1 in 30 year extent (-2)<br/> The site is affected by surface water flooding in a 1 in 100 year extent (-1)<br/> The site is affected by surface water flooding in a 1 in 1000 year extent (0)</p> |
| 9  | The ability to expand to meet the needs of additional pupils | Does the site have the ability to accommodate the growth of Wirksworth as identified within the Derbyshire Dales Local Plan? | <p>Only the notified site at Cromford Road, Wirksworth (Option A) has a true size as this is a notified site. The sizes of Options B and are C are currently indicative and are shown with an unknown '?' after the score.</p> <ul style="list-style-type: none"> <li>Site can accommodate 2 Forms of Entry (+1)</li> <li>Site can accommodate 3 Forms of Entry (+2)</li> </ul>  |
| 10 | Landowner willingness  | Is the site deliverable?   | <p>The landowner is willing to provide the identified site for a new school (+2)<br/> The landowner is not willing to provide the identified site for a new school (-2)</p>  |

|                   |  |
|-------------------|--|
| <b>Site Name:</b> |  |
|-------------------|--|

| Objectives |   | Score | Justification |
|------------|---|-------|---------------|
| 1          | Protect biodiversity, and fauna & flora.  |       |               |
| 2          | Protect geodiversity.   |       |               |
| 3          | Conserve and enhance Wirksworth's landscape and townscape character                     |       |               |
| 4          | Maximise the use of previously developed land/buildings and the efficient use of land.  |       |               |
| 5          | Identify a sustainable location for the provision of a new school in Wirksworth         |       |               |
| 6          | Encourage sustainable modes of transport and increased opportunities for non-car travel |       |               |
| 7          | Reduce the impact of development on the road network                                    |       |               |
| 8          | Reduce and manage flood risk  |       |               |
| 9          | The ability to expand to meet the needs of additional pupils                            |       |               |
| 10         | Landowner willingness   |       |               |

|                   |                                 |
|-------------------|---------------------------------|
| <b>Site Name:</b> | <b>Cromford Road (Option A)</b> |
|-------------------|---------------------------------|

| <b>Objectives</b> |   | <b>Score</b> | <b>Justification</b>  |
|-------------------|---|--------------|---|
| 1                 | Protect biodiversity, fauna, flora and  | -2           | The site is within 100m of Colehill Quarries Site of Special Scientific Interest (SSSI). The site has also been identified as a 'Potential Local Wildlife Site' by the Derbyshire Wildlife Trust (DWT) under the name 'Wirksworth Station Yard' but is awaiting an assessment against their standard criteria. The broad description of the site by the DWT notes that the site has 'open mosaic habitats on previously developed land; invertebrate assemblage; and species rich grassland'.   |
| 2                 | Protect geodiversity.   | -2           | The proposed site is located within RIGS 72   |
| 3                 | Conserve and enhance Wirksworth's landscape and townscape character                     | -1           | The site is not within the Wirksworth Conservation Area, but is immediately adjacent and consideration of development on the setting of Wirksworth and Middleton Conservation Areas is within Policy DS6 of the Derbyshire Dales Local Plan. Development is likely to result in negative effects to the significance/setting of identified designated and non-designated heritage assets. There is likely to be a negative effect on the setting of Nether Ratchwood/Rantor Scheduled Monument (which includes part of Twentylands Lead Mine). Archaeological issues may be substantial and not possible to mitigate. |
| 4                 | Maximise the use of previously developed land/buildings and the efficient use of land.  | +1           | The site contains both brownfield and greenfield land to the rear of Ravenstor Industrial Estate and extending across to Middleton Road. As a consequence of its former use associated with the quarrying industry, the site is likely to have some contamination and remediation requirements that will need to be addressed as the site is brought forward.   |
| 5a                | Identify a sustainable location for the   | 0            | The average distance of the proposed site from the existing 3 schools is 575m.  |
| 5b                | provision of a new school in Wirksworth   | +2           | This proposed site is within the 2 miles travel distance for the existing normal area infant pupil postcodes.   |
| 6                 | Encourage sustainable modes of transport and increased opportunities for non-car travel | +2           | Bus stops are found on northbound and southbound side of road within 400m of site entrance. Bus services are provided by Trent Barton between Bakewell and Derby with on average 2 buses per hour in each direction.<br><br>A proposed cycle network runs immediately adjacent to the east of the site.   |

|   |  |    |   |
|---|--|----|---|
| 7 | Reduce the impact of development on the road network                     | -1 | <p>The inclusion of a new school on the site as part of the mixed-use development proposals would raise no fundamental additional highways concerns although a new school would generate a number of more localised issues as below:</p> <ul style="list-style-type: none"> <li>• The normal area of the new school is an important consideration in terms of potential highways impacts. It is likely that the school would attract a sizable number of vehicular trips from the south from the main built up area of Wirksworth. A Transport Assessment would be required when a planning application is submitted and amongst other issues would need to assess the implications of increased traffic at the Middleton Road / Cromford Hill junction and possible need for mitigation improvements.</li> <li>• On street parking along Cromford Hill and Middleton Road could be problematic at school drop-off and collection times.</li> <li>• Possible need for a pedestrian crossing on Cromford Hill to allow school children to cross the road safely from the housing development to the east.</li> </ul> |
| 8 | Reduce and manage flood risk   | -2 | <ul style="list-style-type: none"> <li>• <i>Fluvial Risk</i> - the site is located within flood zone 1 and is not indicated to be located near any watercourses as such flood risk from this source is low, it is noted that the site may have a sough running through the southern area of this site, this should be investigated as part of any development proposals.</li> <li>• <i>Pluvial risk</i> – the site is indicated to be subject to some minor ponding at the 1 in 30 year event, but the 1 in 100 year event indicates a flow route running through the site, from the North West towards the eastern boundary before flowing parallel the boundary to the Cromford Road.</li> <li>• <i>Groundwater Risk</i> - the site is indicated to be situated in an area of shallow groundwater (less than 3m bgl) detailed as having a very high likelihood of persistent or seasonally shallow groundwater.</li> </ul>  |
| 9 | The ability of a school to expand to meet the needs of additional pupils | +1 | <p>The site is approx 1.8 ha and can therefore accommodate up to 2 Forms of Entry.</p>  |

|    |   |    |   |
|----|---|----|---|
| 10 | The Landowner is willing to include a school on this site | -1 | DCC's Officers are aware of the landowner's concerns regarding the area of land which has been notified on the Cromford Road allocation and its potential environmental constraints referred to above, which could potentially have implications for siting the school elsewhere on the site that could impact on the viability and deliverability of the mixed housing and employment development. |
|----|---|----|---|

|                   |  |
|-------------------|--|
| <b>Site Name:</b> | <b>Middle Peak Quarry SE corner (Option B)</b> |
|-------------------|--|

| <b>Objectives</b> |  | <b>Score</b> | <b>Justification</b>  |
|-------------------|--|--------------|---|
| 1                 | Protect biodiversity, fauna, flora and   | -2           | Immediately adjacent to Dale Quarry Site of Special Scientific Interest which is a key site for understanding Lower Carboniferous palaeogeography and sedimentation patterns and which is currently classified as 'unfavourable - declining'.<br><br>There is also an 'Area' Tree Preservation order to the south of the site, over the tunnel and adjacent to the road.  |
| 2                 | Protect geodiversity.  | -2           | The proposed site is located within RIGS 88 and immediately adjacent to RIGS 63.  |
| 3                 | Conserve and enhance Wirksworth's landscape and townscape character                    | -1           | High historic landscape value (ancient field system) and lead mining remains (HER 33017) in fields to west of quarry. Middle Peak Quarry itself (HER 28389) is of 18th century origin and may retain historic features. Dale Quarry (HER 28386) opened in 1874 the tunnel being constructed to allow ease of export to the station yard. The quarry closed in 1968 then bought by Tarmac to infill. Now in use as a Town Park.<br><br>Parts of the site are within Wirksworth Conservation Area and within the setting of Scheduled Monument (Nether Ratchwood and Rantor lead mines). Mitigation in form of site layout and design will to be necessary. |
| 4                 | Maximise the use of previously developed land/buildings and the efficient use of land. | +2           | Middle Peak Quarry and void, and the former Dale Quarry to the south, represent a large area of previously developed land.  |
| 5a                | Identify a sustainable location for the  | 0            | The average distance of the proposed site from the existing 3 schools is 777m.  |
| 5b                | provision of a new school in Wirksworth  | +2           | This proposed site is within the 2 miles travel distance for the existing normal area infant pupil postcodes.   |

|   |   |    |   |
|---|---|----|---|
| 6 | Encourage sustainable modes of transport and increased opportunities for non-car travel | -1 | <p>No existing bus service passes the site. The nearest bus stops are on the main B5023, 580m from the site.</p> <p>A proposed new cycle and pedestrian link from West End to the south-east of the site is included in the Middle peak Quarry development masterplan however this would be up a fairly steep gradient towards the proposed new school, which might impact on its desirability for use by children and parents to access the school</p>   |
| 7 | Reduce the impact of development on the road network                                    | -1 | <p>The inclusion of a new school on the site as part of the mixed-use development proposals would raise no fundamental additional highways concerns although a new school would generate a number of more localised issues as below:</p> <ul style="list-style-type: none"> <li>• The normal area of the new school will be an important consideration in terms of potential highways impacts. It is likely that the school would attract a sizable number of vehicular trips from the south-east from the main built up area of Wirksworth.</li> <li>• The two main vehicular access points to the site from the east off Middleton Road and west off the B5035 appear to be acceptable in principle subject to further detailed design considerations.</li> <li>• Topography is a key issue for this site. A proposed new cycle and pedestrian link from West End to the south-east of the site would be up a fairly steep gradient towards the proposed new school, which might impact on its desirability for use by children and parents to access the school. Similarly Middleton Road is also on an incline towards the site and its new vehicular access. The width of footpaths on Middleton Road is a concern and so may require improvements / widening to encourage higher levels of pedestrian linkage to the site.</li> <li>• The school located on the southern part of the site would require parents to drive along quite an extensive estate / spine road from the main access points off Middleton Road and B5035 to access the school.</li> </ul> |
| 8 | Reduce and manage flood risk  | -2 | <ul style="list-style-type: none"> <li>• <i>Fluvial Risk</i> - the site is located within flood zone 1 and is not indicated to be located near any watercourses as such flood risk from this source is low, it is noted that the site may have a sough running through the southern area of this site, this should be investigated as part of any development proposals.</li> </ul>   |



|    |  |     |   |
|----|--|-----|---|
|    |  |     | <ul style="list-style-type: none"> <li>• <i>Pluvial risk</i> – the site is indicated to be subject to some ponding at the 1 in 30 year event, and the 1 in 100 year event but the site is not indicated to be on a flow route. The EA 1 in 100 year surface water model does suggest a minor flow route may be present following the existing track.</li> <li>• <i>Groundwater Risk</i> - the site is indicated to be situated in an area of shallow groundwater (less than 3m bgl).</li> </ul> |
| 9  | The ability of a school to expand to meet the needs of additional pupils | +2? | The site is approx 2.2 ha and can therefore accommodate up to 3 Forms of Entry.   |
| 10 | The Landowner is willing to include a school on this site                | +2  | The landowner has expressed a willingness to bring this site forwards to include the provision of a school.   |

|                   |   |
|-------------------|---|
| <b>Site Name:</b> | <b>Middle Peak Quarry East (Option C)</b> |
|-------------------|---|

| <b>Objectives</b> |   | <b>Score</b> | <b>Justification</b>  |
|-------------------|---|--------------|---|
| 1                 | Protect biodiversity, fauna, flora and  | -1           | The proposed site is around 320m from Dale Quarry SSSI and 380m from Baileycroft Quarry SSSI<br><br>The proposed site is immediately to the north of Stoney Wood Local Wildlife Site.   |
| 2                 | Protect geodiversity.   | -2           | The proposed site is located within RIGS 88.  |
| 3                 | Conserve and enhance Wirksworth's landscape and townscape character                     | -1           | Middle Peak Quarry itself (HER 28389) is of 18th century origin and may retain historic features.<br><br>The site is neither within the Wirksworth nor Middleton Conservation Areas. The site is also within the setting of Scheduled Monument (Nether Ratchwood and Rantor lead mines). Mitigation in form of site layout and design will to be necessary. |
| 4                 | Maximise the use of previously developed land/buildings and the efficient use of land.  | +2           | Middle Peak Quarry and void, and the former Dale Quarry to the south, represent a large area of previously developed land.  |
| 5a                | Identify a sustainable location for the provision of                                    | 0            | The average distance of the proposed site from the existing 3 schools is 661m.  |
| 5b                | a new school in Wirksworth  | +2           | This proposed site is within the 2 miles travel distance for the existing normal area infant pupil postcodes.   |
| 6                 | Encourage sustainable modes of transport and increased opportunities for non-car travel | +1           | An existing bus service approximately hourly (Derby to Bakewell route) between Wirksworth and Middleton which passes Site C but currently there is no bus stop within 400m. The nearest bus stop is on the main B5023, 410m from the site.  |

|   |  |    |   |
|---|--|----|---|
| 7 | Reduce the impact of development on the road network | -1 | <p>The inclusion of a new school on the site as part of the mixed-use development proposals would raise no fundamental additional highways concerns although a new school would generate a number of more localised issues as below:</p> <ul style="list-style-type: none"> <li>• The normal area of the new school will be an important consideration in terms of potential highways impacts. It is likely that the school would attract a sizable number of vehicular trips from the south-east from the main built up area of Wirksworth.</li> <li>• The two main vehicular access points to the site from the east off Middleton Road and west off the B5035 appear to be acceptable in principle subject to further detailed design considerations.</li> <li>• Topography is a key issue for this site. A proposed new cycle and pedestrian link from West End to the south-east of the site would be up a fairly steep gradient towards the proposed new school, which might impact on its desirability for use by children and parents to access the school. Similarly Middleton Road is also on an incline towards the site and its new vehicular access. The width of footpaths on Middleton Road is a concern and so may require improvements / widening to encourage higher levels of pedestrian linkage to the site.</li> <li>• The school located on the eastern part of the site near the Middleton Road access would provide greater ease of access to parents dropping off / picking children up compared to option B could generate on street parking problems at drop off and pick up times on the main access road and close to the junction of Middleton Road, which could cause highway congestion and safety issues, which would need further consideration.</li> </ul> |
| 8 | Reduce and manage flood risk                         | -2 | <ul style="list-style-type: none"> <li>• <i>Fluvial Risk</i> - the site is located within flood zone 1 and is not indicated to be located near any watercourses as such flood risk from this source is low, it is noted that the site may have a sough running through the southern area of this site, this should be investigated as part of any development proposals.</li> <li>• <i>Pluvial risk</i> – the site is indicated to be subject to some ponding at the 1 in 30 year event, and the 1 in 100 year event but the site is not indicated to be on a flow route.</li> <li>• <i>Groundwater Risk</i> - the site is indicated to be situated in an area of shallow groundwater (less than 3m bgl).</li> </ul>  |

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| 9  | The ability of a school to expand to meet the needs of additional pupils | +2? | The site is approx 2.2 ha and can therefore accommodate up to 3 Forms of Entry.                             |
| 10 | The Landowner is willing to include a school on this site                | +2  | The landowner has expressed a willingness to bring this site forwards to include the provision of a school. |