

Ms. Elizabeth Pleasant
Planning Service
High Peak Borough Council
Municipal Buildings
Glossop SK13 8AF

Dear Ms Pleasant

Planning Application HPK/2015/0125 – 54 dwellings, A1 retail and B1 office development at Woods Mill, Milltown, Glossop

In accordance with the National Planning Policy Framework (NPPF) and the Developer Contributions Protocol, I am writing with regards to strategic infrastructure and services relating to the above outline planning application.

I note that the County Council responded to application HPK/2014/0408 for 49 dwellings at this site on 17th September 2014 which was withdrawn. This current application increases the number of dwellings proposed to 54.

The Developer Contributions Protocol is available here:

http://www.derbyshire.gov.uk/environment/planning/planning_policy/infrastructure_planning/default.asp

In summary, the requirements set out at Annex A are as follows.

Financial contributions to be secured via Section 106 planning obligations:

- £698.25 towards the provision of additional waste management capacity; and
- £125,389 towards 11 places at St. James CoE (Controlled) Primary School.

Advice to be provided via notes attached to planning permission (if granted) on:

- Access to high speed broadband services for future residents (in conjunction with service providers); and
- Designing new homes to Lifetime Homes standards.

Derbyshire County Council recognises that the viability of development schemes will vary. If the developer feels that the contributions sought would impact on the

viability of the proposed scheme to the point where the scheme would not go ahead, I request that the developer provides a full financial appraisal for review.

Please note that the County Council's Economy and Regeneration Division in the Economy, Transport and Environment Department may provide a separate response as the Highway Authority. This response will cover Public Rights of Way and Greenways where relevant. Your contact for the Highway Authority is Graham Hill, Principal Engineer Development Control (phone 01629 538647 or email graham.hill@derbyshire.gov.uk).

Please note that the County Council's Flood Risk Team may provide a separate response as the Lead Local Flood Authority. Your contact for the Lead Local Flood Authority is James Biddlestone (phone 01629 538563 or email flood.team@derbyshire.gov.uk).

Please keep me informed of progress with this planning application and any related legal agreements. The County Council would like to be a signatory on any legal agreements containing planning obligations that relate to County Council services. Please contact me if you would like to discuss this response.

Yours sincerely,

Harriet Fisher
Principal Planner
Economy, Transport and Environment

Copies:

Councillor Ellie Wilcox, c/o Corporate Resources
Councillor Damian Greenhalgh, c/o Corporate Resources
Steve Buffery, Economy, Transport and Environment
Dee Hill, Children and Younger Adults
Graham Hill, Economy, Transport and Environment
Chris Massey, Economy, Transport and Environment



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Annex A

Local Authority Collected Waste

New residential development will place additional pressure on waste management services and result in an increase in the number of households requiring waste treatment facilities and Household Waste Recycling Centres (HWRCs). The County Council currently has 9 HWRCs in Derbyshire. In line with the Developer Contributions Protocol (pages 15-18), where a proposed development of 10 dwellings or more is likely to result in the nearest HWRC being unable to accommodate additional waste, the County Council will seek a financial contribution towards the provision of additional capacity at that HWRC.

The County Council has assessed the demand that the proposed development would have on the HWRC that this proposed development directly relates to, which is Loscoe HWRC. Loscoe HWRC has parking for 19 vehicles on site and a further 15 on the access road. Loscoe HWRC has problems with parking and access and is over capacity. The proposed development will result in additional user demand and exacerbate this problem.

The County Council has assessed the demand that the proposed development would have on the HWRC that this proposed development directly relates to, which is Glossop HWRC. Glossop HWRC has a permit to process 5,000 tonnes of waste per annum and in 2012/13 processed 3396.65 tonnes. Glossop HWRC has parking for 6 vehicles on site and a further 3 on the access road. Glossop HWRC has problems with parking and access and is over capacity. The proposed development will result in additional user demand and exacerbate this problem.

Therefore the County Council requests a financial contribution of £14.25 per dwelling towards the expansion of Glossop HWRC to provide additional household waste management capacity in order to accommodate the proposed development. This per dwelling cost is calculated by taking the cost of construction of Northwood HWRC (the most recently delivered HWRC in Derbyshire) and adjusting that figure by the number of households using Loscoe HWRC. This ensures that the amount sought is directly related to the proposed application and is fair and reasonable in scale and kind.

Broadband

Currently access to the internet is mainly through the national telephone network infrastructure. Broadband service quality varies across the County and access to superfast broadband speeds in Derbyshire is limited. Improvement to broadband connectivity is identified as a key priority in the County Council's Council Plan 2010 – 2014. The County Council aims to broaden Derbyshire's economic base and improve economic performance and broadband is essential to this.

The Digital Derbyshire programme is providing access to high speed broadband services for residential and business users. The roll-out applies to existing



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households and businesses and it should not be assumed that new development will be covered by this intervention. Developers and Local Planning Authorities can help to anticipate the future needs of residents and businesses and prevent having to retrofit properties in the future by providing for the delivery of broadband infrastructure and services as part of the on-site design of their development schemes. New development should be supported by a communications strategy that delivers future-proof infrastructure and supports sustainable communications services.

The County Council requests that an advisory note be attached to any planning permission that suggests that the developer makes separate enquiries with broadband providers and ensures that future occupants have access to sustainable communications infrastructure, giving appropriate thought to the choice and availability of providers which can offer high speed data connections. More information on how to incorporate broadband services as part of the design of new development is available by following the links overleaf:

http://www.openreach.co.uk/orpg/home/contactus/connectingyourdevelopment/downloads/developers_guide.pdf

<https://www.gov.uk/government/publications/better-connected-a-practical-guide-to-utilities-for-home-builders>

Green Infrastructure

No comments.

Education

The County Council has a Statutory Duty to make education provision available for each young person at the school(s) in whose normal area they reside. The number of places at the normal area school is assessed through a system provided by the Department of Education which produces a net capacity. The number on roll at a school reflects the number of pupils attending the school, and the difference between the net capacity and the number on roll is the number of places available (or not) to accommodate future requests for places.

The requirement for financial contributions towards education provision is based on the net capacity and current number on roll as well as projected pupil numbers over the next five years. The level of contribution required is fair and reasonable in scale and kind and is determined using multipliers provided by the Department for Education. These multipliers are revised every two years and are based on their analysis of building costs per pupil adjusted to reflect regional variations in costs. The thresholds and level of contribution required is below.

	Per 100 dwellings	Cost per pupil place	Cost per 1 dwelling	Cost per 10 dwellings	Cost per 100 dwellings
Primary school	20 places	£11,399.01	£2,279.80	£22,798	£227,980
Secondary school	15 places	£17,176.17	£2,576.42	£25,764.20	£257,642
Post-16 education	6 places	£18,627.90	£1,117.67	£11,167.70	£111,677



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The proposed development falls within and directly relates to the normal areas of St. James Church of England (Controlled) Primary School and Glossopdale Community College. The proposed development of 54 dwellings would generate the need to provide for an additional 11 primary, 8 secondary pupils and 4 post-16 pupils.

St. James Church of England (Controlled) Primary School has a current net capacity of 315 and currently has 278 pupils on roll. Latest projections are indicating that the number of pupils on roll will increase to 332 during the next five years. Glossopdale Community College has a current net capacity of 2,081 pupils and currently has 1,203 pupils on roll. Latest projections indicate that the number of pupils on roll will decrease to 1,076 within five years.

The above analysis of the current and future projected number of pupils on roll indicates that the normal area primary school would not have sufficient capacity to accommodate the additional pupils arising from the proposed development. The normal area secondary school would have sufficient capacity.

The County Council therefore requests a financial contribution of £125,389.00 towards the provision of 11 primary places at St. James Church of England (Controlled) Primary School.

Adult Care

The County's population is getting older, and new residential development should be appropriately designed to Lifetime Homes standards, as set out in the Government's 'Lifetime Homes, Lifetime Neighbourhoods; A National Strategy for Housing in an Ageing Society' which is available to download here:

<http://www.cpa.org.uk/cpa/lifetimehomes.pdf>

The County Council requests that an advisory note or conditions be attached to any residential permission that encourages the provision of Lifetime Homes.



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Other Strategic Infrastructure Provided by our Partners

Public Health

Where extensions to existing practices are required, Derbyshire Clinical Commissioning Groups may seek financial contributions from developments of 5 or more dwellings.

Derbyshire Fire and Rescue Service

It is vitally important that new housing is well designed and addresses safety and the needs of vulnerable people. Domestic sprinkler systems are exceptionally effective through their ability to control a fire and help prevent loss of life. As a minimum, new residential development should incorporate a 32mm mains water riser which will enable the installation of domestic sprinkler systems, and ideally should incorporate the sprinkler systems themselves. The cost of installing a 32mm mains water riser is approximately £26 per dwelling and the cost of a domestic sprinkler system is approximately £1500. Derbyshire Fire and Rescue Service should be consulted on this application so that it can advise on the implications of this proposal for fire safety and the potential for the installation of 32mm mains water risers and sprinkler systems.



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