



Improving life for local people

Karen Taylor
Planning Service
High Peak Borough Council
PO Box 136
Buxton
SK17 1AQ

Dear Karen,

Mike Ashworth
Strategic Director

Economy, Transport & Environment Department
Shand House
Dale Road South
Matlock
Derbyshire
DE4 3RY

Email: planningpolicy@derbyshire.gov.uk
Telephone: (01629) 539 804
Facsimile: (01629) 533 308
Our Ref: Developer Contributions/VW
Your Ref: HPK/2015/0508
Date: 6 December 2015

Planning Application HPK/2015/0508 – 11 dwellings at land south of Dinting Road, 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. The Developer Contributions Protocol is available here:

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

Local Member Comments

The local County Councillor Dave Wilcox has been consulted. Councillor Wilcox has expressed his support for the contribution requests highlighted in this letter.

Officer Comments

Annex A sets out Derbyshire County Council's request for developer contributions that would likely be required as a result of the anticipated impact of the proposed development on strategic infrastructure and statutory services. The requirements are not intended to provide an assessment of the merits of the development proposal. The requirements set out in Annex A accord with the three tests set out in the NPPF in that they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development.

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

Financial contributions to be secured via Section 106 planning obligations:



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- £156.75 (11 dwellings x £14.25) towards the provision of additional waste management capacity at Glossop Household Waste Recycling Centre; and
- £22,798.02 for the provision of two primary pupil places (2 x £11,399.01) to be used to help to ensure sufficient and appropriate accommodation is available at Dinting CE Voluntary Aided Primary School (Dinting Primary School Classroom Project A).

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. The Lead Local Flood Authority can be contacted at 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,



Vicky Webb
Principal Planner
Economy, Transport and Environment

Copies:

Councillor Dave Wilcox, c/o Corporate Resources
Dee Hill, Children and Younger Adults
Graham Hill, Economy, Transport and Environment



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Chris Massey, Economy, Transport and Environment
Claire Brailsford, Economy, Transport and Environment
Julia Gale, Corporate Resources

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 Glossop HWRC. Glossop HWRC has is currently over capacity. It has limited parking on site and access issues. It is anticipated that the proposed development will create extra demand and exacerbate access issues for residents using the site, placing additional pressure on the provision of waste management services at Glossop HWRC.

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 the existing 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 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



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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 below:

<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

The proposed development falls within the normal area of Dinting CE Voluntary Aided Primary School and Glossopdale Community College. The development of 11 dwellings would generate 2 Primary, 2 Secondary Pupils and 1 Post 16 pupil.



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Dinting CE Voluntary Aided Primary School has capacity for 119 pupils. It currently has 115 pupils on roll and this is projected to increase to 158 within the next 5 years. This would put the school over capacity by 39 pupil places. We would therefore seek a contribution towards education at primary level.

At secondary level, Glossopdale Community College has capacity for 2,081 pupils. It currently has 1,086 on roll and this is projected fall to 1,077 within the next 5 years. There is therefore no requirement for a contribution towards secondary level education.

A total of £22,798.02 is sought (2 x £11,399.01) to help to ensure sufficient and appropriate accommodation is available at Dinting CE Voluntary Aided Primary School. This will contribute to Classroom Project A at the 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.

Other Strategic Infrastructure Provided by our Partners

Public Health

Where extensions to existing primary care health facilities are required, Derbyshire Clinical Commissioning Groups may seek financial contributions.

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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The Town and Country Planning (Local Planning) (England) Regulations 2012

Statement of Representations Procedure

The High Peak Local Plan Submission Version April 2014 identifies where development will take place, how new jobs will be supported and how the environment of the Borough will be protected and enhanced. It allocates sites for new development which are required up to 2031.

The Local Plan covers the whole of the administrative area of High Peak excluding the Peak District National Park. It also does not include proposed allocations for the Chapel-en-le-Frith Parish area which are covered by the Chapel-en-le-Frith Neighbourhood Plan.

The High Peak Local Plan was submitted to the Secretary of State for Examination in August 2014. The Examination hearings sessions took place in January/February and September 2015. The Inspector has written to the Council to confirm the Examination can proceed to the consultation on the Main Modifications.

The Inspector is inviting comments on the Main Modifications to the High Peak Local Plan Submission Version April 2014. Main Modifications are those, which the Inspector considers are necessary to make the plan sound/and or legally compliant. Main Modifications are proposed without prejudice to the Inspector's final conclusions on the Local Plan which will take account of all representations submitted in response to this consultation. Representations should be made regarding legal compliance and soundness. This is not an opportunity to raise again matters relating to other parts of the submitted Plan that have already been considered by the Inspector during his examination. The Inspector will only consider representations from this consultation which relate the Main Modifications.

The Council has also published a schedule of Additional Modifications which are minor changes to update the plan, to correct errors and to provide clarification in interpreting policies in the plan. Representations on these will be considered by the Council not the Inspector, as they are minor changes and do not relate to the soundness/legal compliance of the plan.

The following documents are available for consultation:

- Schedule of Main Modifications
- Sustainability Appraisal of Main Modifications to High Peak Local Plan
- Further changes to the policies map
- Schedule of Additional Modifications

Where You Can View the Local Plan Documents

The consultation documents are available for inspection throughout this period on the Council's website (given below) and at all libraries in High Peak and the Council's offices:

- Town Hall, Market Place, Buxton, Derbyshire, SK17 6EL (Monday to Friday 9am to 4.30pm excluding bank holidays. Christmas Eve 9am- 1pm)
- Municipal Buildings, Glossop, Derbyshire, SK13 8AF 6EL (Monday to Friday 9am to 4.30pm excluding bank holidays. Christmas Eve 9am- 1pm)

The supporting background documents and evidence base documents are also available for inspection on the Council's website (given below) and at the Council's offices at Buxton Town Hall and Glossop Municipal Buildings.

How to Make Representations

The statutory period in which representations can be made on legal compliance and the 'soundness' of the Main Modifications to the High Peak Local Plan submission version April 2014 and other consultation matters outlined above will run between 10 December 2015 and 5pm on 28th January 2016

To be valid, all representations must be submitted within this period and representations on the Main Modifications should relate to matters of legal compliance and/or 'soundness' of the Local Plan. The Council considers the Local Plan– Submission Version with the main modifications to be sound, so representations should specify in what respect(s) the Plan is considered to be unsound and what change(s) would be needed to be made to make it sound.

Representations can be made electronically by way of the Council's website or by email or in writing. Representation forms are available from the website and all libraries in High Peak and the Council's offices at Buxton Town Hall and Glossop Municipal Buildings.

Please note that the Inspector will only consider representations relating to the Main Modifications. This is not an opportunity to raise again matters relating to other parts of the submitted Plan that have already been considered by the Inspector during his examination.

Any issues raised on the Main Modifications will be considered as written representations by the Inspector. Further hearings will only be scheduled exceptionally. However, respondents should indicate whether they would wish to be heard should the Inspector decide that a further hearing is necessary.

Representations must be returned by 5:00 pm on 28th January 2016.

Representations may be accompanied by a request to be notified at a specific address of any of the following:

- the publication of the recommendations of the Inspector appointed to carry out an examination, and
- the adoption of the Local Plan.

Contact details

Website: <http://highpeak-consult.objective.co.uk/portal>

Email: LDF@highpeak.gov.uk

Post: Regeneration, High Peak Borough Council, Town Hall, Buxton, Derbyshire, SK17 6EL

Further Information

This can be obtained from the Council's website or by contacting the Planning Policy team of the Council by email on LDF@highpeak.gov.uk or by phone on 01298 28400.

General information regarding Local Plans and the examination process can also be obtained from the Planning Portal at www.planningportal.gov.uk/planning/