

John Williamson  
High Peak Borough Council

By email.

**Mike Ashworth**  
Strategic Director

Economy, Transport & Environment Department  
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Email: [planningpolicy@derbyshire.gov.uk](mailto:planningpolicy@derbyshire.gov.uk)  
Telephone: (01629) 539785  
Our Ref: Developer Contributions/HF  
Your Ref: HPK/2016/0063  
Date: 22 March 2016

Dear Mr Williamson,

### **Application HPK/2016/0063 – 10 dwellings at land at Chapel Lane, Hadfield**

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 planning application. The Developer Contributions Protocol is available here:

[http://www.derbyshire.gov.uk/environment/planning/planning\\_policy/infrastructure\\_planning/default.asp](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 is of the view that the impact of the development on the use of infrastructure and services should be taken into account when the application is determined.

### **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.

**Please read the information at Annex A in full.** But in summary, the requirements set out at Annex A are as follows overleaf.

Financial contributions to be secured via Section 106 planning obligations:

- £142.50 (10 dwellings x £14.25) for “The provision of additional waste management capacity at Glossop Household Waste Recycling Centre.”
- £11,399.01 for 1 infant place “Hadfield Infant School Project A: Refurbishment of nurture room to create classroom.”

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](mailto: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 Victoria Coombes (phone 01629 535487 or email [flood.team@derbyshire.gov.uk](mailto: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  
Economy, Transport and Environment

Copies:

Councillor Dave Wilcox, c/o Corporate Resources  
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.

#### ***Assessing the Proposed Development***

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.

#### ***Mitigation***

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 mitigate the impact of 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.

#### ***Use of Funding – Project***

The contribution of £142.50 would be put towards “The provision of additional waste management capacity at Glossop Household Waste Recycling Centre.”

### **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.



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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 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 link:

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

## Green Infrastructure

No comments.

## Education

### *Assessing the Proposed Development*

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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### *Primary Level*

The proposed development falls within the normal area of Hadfield Infant School and St Andrews CE (Controlled) Junior School. 10 dwellings would generate 1 infant pupil and 1 junior pupil.

Hadfield Infant School has capacity for 210 pupils and currently has 170 pupils on roll. The number of pupils on roll is projected to increase to 205 during the next 5 years, indicating a projected surplus of 5 places.

St Andrews CE (Controlled) Junior School has capacity for 238 pupils and currently has 213 pupils on roll. The number of pupils on roll is projected to decrease to 194, resulting in a projected surplus of 44 places.

An analysis of recently approved planning applications within the normal area of Hadfield Infant School and St Andrews CE (Controlled) Junior School shows developments totalling 91 dwellings, which would result in an additional 8 infant and 10 junior pupils. Taking into account this analysis of recently approved planning applications, Hadfield Infant School is projected to be over capacity by 3 pupils and St Andrews CE (Controlled) Junior School is projected to have a surplus of 34 places.

Therefore the 1 infant pupil generated by this development could not be accommodated within the normal area infant school. The 1 junior pupil generated by this development could be accommodated within the normal area junior school.

### *Secondary Level*

The proposed development falls within the normal area of Glossopdale Community College. 10 dwellings would generate 2 secondary pupils.

Glossopdale Community College has capacity for 2,081 pupils and currently has 989 pupils on roll. The number of pupils on roll is projected to decrease to 981 within the next 5 years, indicating a projected surplus of 1,100 places.

An analysis of recently approved planning applications within the normal area of Glossopdale Community College shows developments totalling 502 dwellings, which would result in an additional 75 secondary and 30 post-16 pupils. Taking into account this analysis of recently approved planning applications, Glossopdale Community College is projected to have a surplus of 995 places.

Therefore both of the 2 secondary pupils that would be generated by this development could be accommodated by the normal area secondary school.



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## ***Mitigation***

Additional school places are required to mitigate the impact of the proposed development and make it acceptable in planning terms. In the absence of a Community Infrastructure Levy, the County Council requests financial contributions to be secured via Section 106 planning obligations, as follows:

- £11,399.01 for 1 primary place at Hadfield Infant School

### ***Use of Funding – Project***

Hadfield Infant School has a space the size of a classroom that was designed to fulfil the function of a nurture space. With investment, this can be brought back into use as a classroom space in order to meet demand for increasing pupil numbers as a result of proposed development within the normal area. The contribution of £11,399.01 would be for “Hadfield Infant School Project A: Refurbishment of nurture room to create classroom.”

## **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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