

Ms Faye Plant  
High Peak Borough Council  
**By email**

Dear Ms Plant,

**Application HPK/2017/0110: Outline planning application for up to 120 dwellings including the realignment of part of Macclesfield Main Road and its junction with Leek Road (all matters reserved except access)**

Thank you for consulting Derbyshire County Council on the above planning application with regard to planning obligations. 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.

I note that the County Council previously provided a pre application response on this site based on 120 dwellings on 19<sup>th</sup> August 2015.

**Local Member Comments**

The local County Councillor, Tony Kemp has been consulted. Councillor Kemp has made the following comments on the above application:

This site is not an allocated site within the approved High Peak Local Plan and nor should it be. The site is unsuitable for development and would have considerable adverse impact on the environment and landscape.

Councillor Kemp wishes to most strongly oppose this application.

**Officer Comments**

Annex A provides more detail on the impacts of the proposed development on strategic infrastructure and statutory services and any mitigation measures required to make the development acceptable and sustainable. Please read the advice provided at Annex A in full, however in summary the mitigation measures identified at Annex A are as follows.

In the absence of a Community Infrastructure Levy, financial contributions to be secured via Section 106 planning obligations:

**a) Education**

- £68,394.06 for the provision of 6 primary places at Burbage Primary School towards Project A - internal remodelling to provide additional support spaces.

- The normal area secondary school would have sufficient capacity to accommodate the 18 secondary and 7 post16 pupils from the proposed development, therefore no contributions for secondary and post 16 education will be required.

**b) Broadband**

It is requested that guidance is provided via advisory notes attached to the planning permission regarding access to high speed broadband services for future residents. Any new development should be served by a superfast broadband connection unless it can be demonstrated through consultation with the network providers that this would not be possible, practical or economically viable. In such circumstances, suitable ducting should be provided within the site and to the property to facilitate future installation.

Please note that:

- The Highways Development Control Team in the Economy, Transport and Communities Department may provide a separate response as the Highway Authority. This response will cover Public Rights of Way and Greenways where relevant. Your area's Highway Development Control Engineer can be contacted through our call centre: 'Call Derbyshire', on 01629 533190 or email [ETC.DevelopmentControl@derbyshire.gov.uk](mailto:ETC.DevelopmentControl@derbyshire.gov.uk).
- The Flood Risk Team may provide a separate response as the Lead Local Flood Authority. Your area's Flood Risk Engineer for the Lead Local Flood Authority can be contacted through our call centre: 'Call Derbyshire' on 01629 533190, and ask for the Flood Risk Team or email [flood.team@derbyshire.gov.uk](mailto:flood.team@derbyshire.gov.uk).

I would be grateful if you could 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,

Alison Richards  
Economy, Transport and Communities

Copies:

Councillor Kemp, c/o Corporate Resources  
Sue Pegg, Children's Services  
Graham Hill, Economy, Transport and Communities  
Steve Buffrey, Economy, Transport and Communities



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## Annex A

### Education

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#### ***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.

	<b>Per 100 dwellings</b>	<b>Cost per pupil place</b>	<b>Cost per 1 dwelling</b>	<b>Cost per 10 dwellings</b>	<b>Cost per 100 dwellings</b>
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, and directly relates to, the normal areas of Burbage Primary School and Buxton Community School. The proposed development of 120 dwellings would generate the need to provide for an additional 24 primary, 18 secondary and 7 post16 pupils.

#### Primary Level

Burbage Primary School has a net capacity of 350 pupils and has 350 pupils on roll currently. The latest projections show a fall in the number of pupils on roll to 332 during the next 5 years.

There are no approved planning applications within the normal area. The analysis of the current and future projected number of pupils on roll, together with impact of the approved planning applications, shows that the normal area primary school would not have sufficient capacity to accommodate 18 out of the 24 primary pupils arising from the proposed development.

#### Secondary Level

Buxton Community School has a net capacity of 1,331 pupils and currently has 1,034 pupils on roll. The latest projections are indicating the number of pupils on roll to be 1,009 during the next 5 years.

There are a number of recently approved planning applications within the normal area totalling 664 dwellings amounting to an additional 100 secondary and 40 post16 pupils,



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this and the analysis of the current and future projected number of pupils on roll shows that the normal area secondary school would have sufficient capacity to accommodate the 18 secondary and 7 post16 pupils from the proposed development.

### ***Mitigation***

The above analysis indicates that there would be a need to mitigate the impact of the proposed development on school places in order to make the development acceptable in planning terms. The County Council can advise that the normal area primary school would not have sufficient capacity to accommodate all of the additional pupils generated by the proposed development. The County Council therefore requests a financial contribution as follows:

- £68,394.06 for the provision of 6 primary places at Burbage Primary School towards Project A - internal remodelling to provide additional support spaces.

### ***CIL Compliance – Use of Funding – Projects***

The contribution of £68,394.06 would be used to help deliver Burbage Primary School Project A - internal remodelling to provide additional support spaces. I can confirm that since April 2010 no obligations have been secured towards Burbage Primary School Project A.

## **Local Authority Collected Waste**

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The County Council is currently reviewing its approach to assessing the impact of housing development on waste services and is not currently requesting mitigation measures with regards to waste management.

## **Broadband**

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

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 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.

### ***Mitigation***

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



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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 below:

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

**CIL Compliance**

Not applicable.



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[www.derbyshire.gov.uk](http://www.derbyshire.gov.uk)



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