

FOA Mark Ollerenshaw
High Peak Borough Council
By email

Dear Mr Ollerenshaw,

Application HPK/2017/0366 for the proposed residential development of 22 no. dwellings together with various infrastructure and landscaping works, following demolition of existing buildings and subsequent site clearance at Land off Ellison Street, Glossop

OS Grid Ref: 403607.53 394239.99

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

Local Member Comments

The local County Councillors Jean Wharmby and George Wharmby have been consulted. No comments have been received at the time of writing, however I will forward any comments received at a later date for your information.

Officer Comments

Annex A advises on the impacts of the proposed development on strategic infrastructure and statutory services and the mitigation measures required to make the development acceptable and sustainable. Please read the advice provided at Annex A in full. But 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:

- No Education S106 Contribution would be required at this time

Guidance to be provided via advisory notes attached to planning permission:

- Access to high speed broadband services for future residents (in conjunction with service providers).

Please note that the County Council's 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 contact for the Highway Authority is Nick Knowles, Project Engineer (phone 01629 538655) or email ETC.DevelopmentControl@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 area's Flood Risk Engineer for the Lead Local Flood Authority can be contacted through our call centre, Call Derbyshire, and ask for the Flood Risk Team (phone 01629 533190) 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,

Dane Handley-Parkin
Economy, Transport and Communities

Copies:

Councillor Jean Wharmby and George Wharmby, c/o Corporate Resources
Sue Pegg, Children's Services
Graham Hill, Economy, Transport and Communities
Alison Richards, Economy, Transport and Communities
Steve Buffery, Economy, Transport and Communities



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Annex A

Education

Assessing the Proposed Development

The County Council has a Statutory Duty to make education provision available for each young person and elects where possible to provide a school place for each child at their normal area school(s). 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 |

Primary Level

The proposed development falls within, and directly relates to, the normal areas of The Duke of Norfolk CE Primary School. The proposed development of 22 dwellings (discounting 1 x 1bedroom) would generate the need to provide for an additional 4 primary pupils.

The Duke of Norfolk CE Primary School has a net capacity of 315 pupils and has 311 pupils on roll currently. The latest projections show a fall in the number of pupils on roll to 305 during the next 5 years. There are no recently 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 have sufficient capacity to accommodate 4 primary pupils arising from the proposed development.

Therefore current pupil numbers, projections and an analysis of recently approved planning applications indicate the relevant normal area primary would have sufficient capacity within the next five years to accommodate the additional pupils arising from this development; therefore no Education S106 Contribution would be required at this time.



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Secondary Level

The proposed development falls within, and directly relates to, the normal areas of Glossopdale Community College. The proposed development of 22 dwellings (discounting 1 x 1 bedroom) would generate the need to provide for an additional 3 secondary and 1 post 16 pupil.

Glossopdale Community College has a net capacity of 1,200 pupils and currently has 957 pupils on roll. The latest projections are indicating a rise in the number of pupils on roll to 1,058 during the next 5 years. There are a number of recently approved planning applications within the normal area totalling 571 dwellings amounting to an additional 86 secondary and 34 post 16 pupils.

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 3 secondary and 1 post 16 pupils from the proposed development.

Therefore current pupil numbers, projections and an analysis of recently approved planning applications indicate the relevant normal area secondary school would have sufficient capacity within the next five years to accommodate the additional pupils arising from this development; therefore no Education S106 Contribution would be required at this time.

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 therefore requests financial contributions as follows:

- No Education S106 Contribution would be required at this time.

CIL Compliance – Use of Funding – Projects

N/A

Local Authority Collected Waste

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

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.



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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.

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 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 – Use of Funding – Projects

Not applicable.

Green Infrastructure

No comments.



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