

James Stannard
High Peak Borough Council
By email

Mike Ashworth
Strategic Director

Economy, Transport & Environment
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Email: planningpolicy@derbyshire.gov.uk
Telephone: (01629) 539667
Our Ref: Developer Contributions/AR
Your Ref: HPK/2018/0272
Date: 9th July 2018

Dear James,

HPK/2018/0272 - Full planning for 44 houses and apartments Samas Roneo Ltd Glossop Road, Gamesley

Thank you for your consultation dated 21st June 2018 in respect of the implications for the provision of strategic infrastructure and services which are the responsibility of the County Council arising from the above proposed development. This response is in accordance with the National Planning Policy Framework (NPPF) and the County Council's [Developer Contributions Protocol](#).

Local Member Comments

The local County Councillor Becki Woods has been consulted for her views on the potential infrastructure requirements that may require contributions from developers.

No comments have been received at the time of writing, however, I will forward any comments received at a later date for your consideration.

Officer Comments

The information provided below is based on the application consultation details as provided by the Borough Council.

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

1) Education

The NPPF clearly sets out that the purpose of planning is to help achieve sustainable development. With regard to education, paragraph 72 of the NPPF reiterates this:

'The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement,....'

Whilst education provision is a statutory function of the County Council, and the Government provides funding to address natural demographic growth, it does not provide monies to accommodate additional pupils generated as a result of new housing development as a matter of course.

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 available to accommodate future requests for places.

Pupil numbers are calculated looking at the five year projection of numbers on roll based on birth rates (this projection does NOT include the impact of any new housing with planning permission or allocated in local plans) and then add the pupil yield from approved planning applications in the normal area of the school. The requirement for financial contributions towards education provision is therefore 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 based on their analysis of building costs per pupil adjusted to reflect regional variations in costs. The thresholds and level of contribution required is set out below.

| | Per 100 dwellings | Cost per pupil place | Cost per 1 dwelling | Cost per 10 dwellings | Cost per 100 dwellings |
|-------------------|--------------------------|-----------------------------|----------------------------|------------------------------|-------------------------------|
| Primary school | 20 places | £16,187.64 | £3,237.53 | £32,375.27 | £323,752.70 |
| Secondary school | 15 places | £24,391.73 | £3,658.76 | £36,587.60 | £365,875.95 |
| Post-16 education | 6 places | £26,453.32 | £1,587.20 | £15,871.99 | £158,719.92 |

Primary Level

The proposed development falls within and directly relates to the normal area of Gamesley Community Primary School. The proposed development of 44 dwellings (discounting 9 x 1 bedroom dwellings) would generate the need to provide for an additional 7 primary pupils.

Gamesley Community Primary School has a net capacity for 311 pupils, with 357 pupils currently on roll. The number of pupils on roll is projected to decrease during the next five years to 263.

An evaluation of recently approved residential developments of 11 or above units or over 1,000 square metres of floorspace within the normal area of Gamesley Community Primary School shows new development totalling 153 dwellings, which would generate an additional 31 primary pupils.



Analysis of the current and future projected number of pupils on roll, together with the impact of approved planning applications shows that the normal area primary school would have sufficient capacity to accommodate the 7 primary pupils arising from the proposed development.

Secondary Level

The proposed development falls within and directly relates to the normal area of Glossopdale School. The proposed development of 44 dwellings (discounting 9 x 1 bedroom dwellings) would generate the need to provide for an additional 5 secondary and 2 post16 pupils.

Glossopdale School has a net capacity for 1,200 pupils with 967 pupils currently on roll. The number of pupils on roll is projected to increase to 1,116 during the next five years.

An evaluation of recently approved residential developments of 11 or above units or over 1,000 square metres of floorspace within the normal area of Glossopdale School shows new development totalling 813 dwellings, which would result in demand for an additional 122 secondary and 49 post16 places.

Analysis of the current and future projected number of pupils on roll, together with the impact of approved planning applications shows that the normal area secondary school would not have sufficient capacity to accommodate the 5 secondary and 2 post 16 pupils arising 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 normal area secondary school would not have sufficient capacity to accommodate the additional pupils generated by the proposed development. The County Council therefore requests financial contributions as follows:

- £174,865.29 towards the provision of 5 secondary and 2 post16 places at Glossopdale School. Glossopdale School is housed in brand new buildings (opened June 2018) and has purpose built facilities. The contribution above would be likely to be used towards Project A: Phase 1 expansion. The precise nature of the accommodation to be provided would depend on school priorities at the time of the funding being available, as well as the potential to combine the investment with other S106 income. The new school has been designed with potential to expand, with core facilities having been built to cater for up to 1,440 pupils. Detailed discussions would be required with the school in order to develop a plan for additional teaching accommodation designed specifically to respond to a particular scale of development. The additional facilities needed could include classroom, specialist and group teaching accommodation.

CIL Compliance/ Use of Funding

The necessary contributions required as indicated above will be used to help deliver the projects as identified.

Secondary: I confirm that since April 2010 no obligations have been secured towards Project A at Glossopdale School. One further requests for contributions to pool towards Project A was made however the application although approved did not include a S106 contribution towards secondary education.



The above is based on current demographics which can change over time and therefore the County Council would wish to be consulted on any amendments to a planning application or further applications for this site.

Should it emerge that there are viability issues associated with the proposals in the above planning application and the Borough Council is in agreement with the applicant's financial appraisal, there may be some flexibility in the payment triggers. The full contribution, however, would still be required to fully mitigate the impact that the proposed development would have on the normal area primary school and secondary schools. The County Council requests that its officers are also party to any further negotiations on developer contributions.

If there is insufficient capacity to accommodate the increase in pupils forecast to be generated by this proposed development and the development itself cannot enable the necessary provision, the County Council wishes to highlight that the proposed development may not provide for a sustainable form of development.

2) Broadband

Currently access to the internet is mainly through the national telephone network infrastructure. Broadband service quality varies across Derbyshire and access to superfast broadband speeds in the County is limited. Improvement to broadband connectivity is identified as a key priority in the County Council's Council Plan 2014 – 2017. The County Council aims to broaden Derbyshire's economic base and improve economic performance and broadband plays an essential role.

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. This is supported by Part R of the Building Regulations which took effect on 1st January 2017 which requires that new buildings and buildings subject to major renovation works accommodate the physical infrastructure required to connect to high speed electronic communication networks.

Mitigation

The County Council requests that an advisory note be attached to any planning permission that encourages the developer to make separate enquiries with broadband providers in order to ensure that future occupants have access to sustainable communications infrastructure, and that appropriate thought is given to the choice and availability of providers which can offer high speed data connections. 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.

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 as this is only a request for information to be made available to the developer.



3) 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.

4) Other Information

Please note that a separate response may be provided by:

- The Highways Development Control Team in its role 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 ETE.DevelopmentControl@derbyshire.gov.uk.
- The Flood Risk Team 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.

The County Council wishes to support development which constitutes sustainable growth and requests that the required contributions as set out above, or ones subsequently agreed through negotiation, and the reasons why they are necessary be included in the officer's report considered by your authority's relevant committee or under delegated powers as appropriate.

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

Yours sincerely,

Alison Richards
Economy, Transport and Environment

Copies:
Councillor Becki Woods, c/o Corporate Resources
Jennie McCusker, Children's Services
Graham Hill, Economy, Transport and Environment
Steve Buffery, Economy, Transport and Environment

