

Nick Brookman

From: Simpkin, Rachael. <Rachael.Simpkin@staffs Moorlands.gov.uk>
Sent: 10 August 2020 16:06
To: Claire Campbell
Subject: FW: Dinting Vale, Glossop *Pre-application* Confidential

Hi Claire,

Please find consultation response from DCC Education below, which I hope is of assistance to you.

Kind regards,

Rachael

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Pre-app, Dinting Vale

Thank you for your pre-application enquiry of dated 17th July 2020 in respect of the implications for the provision of strategic infrastructure and services that 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](#).

The County Council however is in the process of taking a revised Developer Contributions Protocol through an approval process, and it is due to be considered by Cabinet later in 2020. Should this pre-app result in an application, if the consultation on the application is received by the County Council prior to the revised Developer Contributions Protocol being considered and approved by Cabinet, it will be assessed under the existing version.

This letter is therefore split into 2 sections, the first section being an assessment against the current Developer Contributions Protocol and the second section against the new Protocol, should it be approved at Cabinet.

Financial contributions would be secured via Section 106 planning obligations.

Please be aware that this pre application enquiry has been treated in confidence.

SECTION 1 – Current Developer Contributions Protocol

1) Education

The NPPF clearly sets out that the purpose of planning is to help achieve sustainable development. With regard to education, paragraph 94 of the NPPF (2018) reiterates this:

'It is important 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 and to development that will widen choice in education They should:

- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
- b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted'*

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 based on their analysis of building costs per pupil adjusted to reflect regional variations in costs. These multipliers are revised annually in line with building cost inflation using the Building Cost Information Service All in Tender Price Index. The thresholds and level of contribution required based on the current Developer Contributions Protocol is set out in the relevant sections below.

	Per 100 dwellings	Cost per pupil place	Cost per 1 dwelling	Cost per 10 dwellings	Cost per 100 dwellings
Primary school	20 places	£17,176.59	£3,435.32	£34,353.18	£343,531.81
Secondary school	15 places	£25,881.90	£3,882.29	£38,822.85	£388,228.50
Post-16 education	6 places	£28,069.44	£1,684.17	£16,841.66	£168,416.63

Primary Level

The proposed development falls within and directly relates to the shared normal areas of Simmondley Primary School and Dinting CE Voluntary Aided Primary School. The proposed development of 111 dwellings (excluding 6 x 1 bedroom) would generate the need to provide for an additional 25 primary, pupils.

Simmondley Primary School has a current net capacity of 315 pupils and has 253 pupils on roll currently. The latest projections show the number of pupils on roll to be 273 during the next 5 years.

Dinting CE Voluntary Aided Primary School has a current net capacity of 119 pupils and has 137 pupils on roll currently. The latest projections show the number of pupils on roll to be 147 during the next 5 years.

There are a number of recently approved planning applications within the normal area totalling 108 dwellings amounting to an additional 26 primary pupils.

The analysis of the combined current and future projected number of pupils on roll, together with impact of any approved planning applications, shows that the normal area primary schools would not have sufficient capacity to accommodate the 25 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 111 dwellings (excluding 6 x 1 bedroom) would generate the need to provide for an additional 21 secondary and 8 post16 pupils.

Glossopdale School has a net capacity of 1,200 pupils and currently has 1,099 pupils on roll. The latest projections are indicating the number of pupils on roll to be 1,244 during the next 5 years. There are a number of recently approved planning applications within the normal area totalling 387 dwellings amounting to an additional 77 secondary and 31 Post16 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 secondary school would not have sufficient capacity to accommodate the 21 secondary and 8 post16 pupils from the proposed development.

Mitigation

The County Council would therefore would request financial contributions as follows:

- £429,414.75 for the provision of 25 primary places
- £768,075.42 for secondary and post 16 provision Glossopdale School

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>

3) Local Authority Collected Waste

The County Council currently does not request mitigation measures with regards to waste management.

SECTION 2 – Developer Contributions Protocol under consideration

1) Education

	Places per 100 dwellings	Cost per pupil place	Cost per 1 dwelling	Cost per 10 dwellings	Cost per 100 dwellings
Primary phase	24 places	£17,176.59	£4,122.38	£41,223.82	£412,238.17
Secondary phase (without Post16)	20 places	£25,881.90	£5,176.38	£51,763.80	£517,638.00
Secondary phase (with Post 16)	28 places	£26,506.91	£7,264.50	£7,421.94	£74,219.35
SEND	0.7 places	£96,202.99	£673.42	£6,734.20	£67,342.00

Primary Phase

The analysis of capacity at the normal area primary phase schools, namely

Simmondley Primary School and Dinting CE Voluntary Aided Primary School remains the same as above. The proposed development of 111 dwellings (excluding 6 x 1 bedroom) however using the new pupil yield would generate the need to provide for an additional 25 primary pupils.

Secondary Phase (with Post 16)

The analysis of capacity at normal area secondary school, namely Glossopdale remains the same as above. The proposed development of 111 dwellings (excluding 6 x 1 bedroom) however using the new pupil yield would generate the need to provide for an additional 29 secondary phase (with post 16) pupils.

SEND

The request for a contribution towards Special Educational Needs and Disability (SEND) provision is not subject to an analysis of capacity within a given geographical area, i.e. the locality within which the development is located. Rates of all types of SEND are increasing and special schools and Enhanced Resource School (ERS) units generally operate at or above capacity to avoid pupils being placed out of County. The pattern of provision across the County often involves pupils travelling a significant distance in order to access the most appropriate place to suit their needs. It is therefore not appropriate or possible to assess capacity against the need for places generated by any given development within any specific locality.

A contribution towards SEND infrastructure will be requested for developments of 100 dwellings or more.

Mitigation

The County Council would therefore request financial contributions as follows:

- £429,414.75 for primary provision
- £768,700.39 for secondary phase (with post 16) provision at Glossopdale School
- £96,202.99 for 1 SEND place

2) Broadband

Remains the same as in Section 1

3) Local Authority Collected Waste

The County Council has included Waste in its review of the Developer Contributions Protocol. Based on the capacity at Glossop HWRC, contributions may be requested. Further information has been sought from Waste Services and will be forwarded as soon as possible.

4) Libraries

The County Council has included Libraries in its review of the Developer Contributions Protocol. Where a proposed developments is over 50 dwellings, contributions will be requested to mitigate the additional demand on library services in order to maintain the statutory responsibility and vision for libraries.

Bolsover Library is the nearest library to this site, however, no capital improvements to Glossop Library are required as a result of this development proposal.

Where a library building is able to accommodate the extra demand created by a new development but it is known that the stock levels are only adequate to meet the needs of the existing catchment population, a “stock only” contribution will be sought.

The National Library Standard upper threshold as cited in Championing archives and libraries within local planning] recommends a stock level of 1,532 items per 1,000 population. At an average price of £20.00 per stock item (based on Askews Library Services book prices at May 2019), the costs for the provision of stock only is as follows:

111 (no. of dwellings) x 2.3 (average household size) x 1,532 (recommended stock level per 1000 people) x £20.00 (cost per stock item) Divided by 1,000 population = £7,822 ie £70.45 per dwelling.

5) Public Health and Adult Social Care

Key health priorities and principles are outlined in the [‘Strategic Statement for Planning and Health across Derbyshire and Derby City’\(2016\)](#). When considering the design of a development and negotiating developer contributions, consideration should be given to the delivery of the following priorities, as outlined in the Strategic Statement and listed below.

- Prioritising positive prevention
- Supporting positive mental wellbeing
- Supporting healthy ageing
- Enabling people to connect with each other
- Healthy homes

6) Monitoring Fees

In line with the revised Community Infrastructure Levy Regulations 2010 (as amended) Regulation 122 2(a) , the County Council would seek a monitoring fee towards the monitoring and reporting of S106 contributions based on the cumulative number of triggers to be monitored for County Council obligations x £70 (based on 2 hours officer time Grade 12)

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](mailto:E.TE.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.
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