



Northamptonshire County Council

Daniel Callis
Planning Department
The Forum, Moat Lane
Towcester
Northamptonshire
NN12 6AD

Please ask for: Stacey Wylie
Tel: 01604 367054
Our ref: as below
Your ref: **S/2017/2577/EIA**
Date: 30 July 2017

Dear Daniel,

OUTLINE PLANNING APPLICATION RESPONSE FOR DEVELOPMENT OF UP TO 525 DWELLINGS, OPEN SPACE, CHILDREN'S PLAY AREAS AND ASSOCIATED INFRASTRUCTURE AT LAND NORTH OF NEWPORT PAGNELL ROAD, NORTHAMPTON (S/2017/2577/EIA).

Introduction

I am responding on behalf of Northamptonshire County Council key services (Education, Fire and Rescue, Libraries, and Broadband) on which this development would have an impact. Other service areas may respond separately.

This response follows the principal guidance in our adopted Planning Obligations Framework and Guidance Document 2015, which follows the tests of paragraph 56 of the National Planning Policy Framework (2018), and is therefore relevant to this planning application.

This response follows previous representation made by the County Council in relation to this development (ref S/2017/2585/NA) dated 21 November 2017, and subsequent discussions with the developer and Local Planning Authority regarding the requirement for Section 106 obligations towards supporting infrastructure for the scheme.

From the information received regarding this development, it has been highlighted that this will be a development of up to 525 dwellings, with the housing mix as yet undetermined.

Education

A development of this size is expected to generate approximately 168 Nursery / Pre-school pupils, 168 Primary School pupils and 126 Secondary and Sixth Form School pupils based on a generic housing mix and our pupil generation multipliers.

Early Years Services

The County Council has a statutory responsibility to provide Early Years services (e.g. pre-school, play-group, and/or nursery provision) for children aged two, three or four.

The County Council's 'sufficiency of capacity' evidence base for Early Years provision is currently being updated, however initial draft findings suggest that there will be sufficient capacity in the vicinity of the proposed development to accommodate the likely number of Early Years pupils that would be generated. A s106 obligation for Early Years education will not therefore be required at this stage, however the County Council reserves the right to review and amend its position should the scale of proposed development alter significantly during the planning process. The current Department for Education (DfE) cost multipliers for Early Years Education are therefore included below for reference:

Size of Dwelling	1 bed	2 bed	3 bed	4+ bed
Cost per Unit	£0	£3,724	£3,972	£4,220

Primary Education

There are a number of Primary Schools within vicinity of the site. As at March 2018, the majority of these were operating at over 99% capacity, with three schools at 100% and above. Furthermore, it is expected that any spare capacity currently in the system will be taken up by other developments coming forward in the area. As a result, a new Primary School is planned for as part of the Hardingstone Sustainable Urban Extension (SUE) development and a number of other options are being assessed to identify where additional capacity can be provided to meet the demands of new housing development coming forward.

The County Council therefore requires a Section 106 obligation towards the delivery of additional Primary Education infrastructure to mitigate the impact of the proposed development. The current DfE cost multipliers for Primary Education are:

Size of Dwelling	1 bed	2 bed	3 bed	4+ bed
Cost per Unit	£0	£1,614	£3,972	£4,592

As the exact dwelling mix has not been determined for this site, it is anticipated that a Primary Education contribution of **£2,085,300** will be required, based on generic multipliers. This level of contribution will need to be reassessed when the proposed housing mix for the site is known, and a specific scheme will be identified by the County Council prior to a S106 legal agreement being entered into.

Secondary Education

Capacity within Secondary Education provision in the vicinity of the development is extremely limited and is expected to be fully exhausted from September 2019 onwards. As such, plans are being progressed for the delivery of up to 6 new Secondary Schools across the wider Northampton area, including a new Secondary School to serve the south of Northampton.

Secondary Education contributions for South Northamptonshire district are secured through developer contributions under the Community Infrastructure Levy. This is demonstrated by the inclusion of Secondary Education on South Northamptonshire Council's Regulation 123 list. It is therefore expected that that contributions would be allocated through the Community Infrastructure Levy (CIL) towards supporting the delivery of additional Secondary School places to serve the development. For illustrative purposes however, the current DfE multipliers for Secondary Education provision are included below, which would equate to a s106 contribution of £2,415,000:

Size of Dwelling	1 bed	2 bed	3 bed	4+ bed
Cost per Unit	£0	£1,170	£4,600	£5,941

The County Council recognises that any contribution secured must be spent on mitigating the impact of the development locally; however we reserve the right to specify the project on which it is spent on at a later date when further clarity is known with regards to the ability of local existing schools to accommodate expansion. Due to the pooling restrictions on planning obligations in place since April 2015 the County Council will always aim to detail a specific school and/or project in the completed Section 106. The County Council requests that it be consulted by the LPA in advance of any s106 Agreement being signed in order to ensure that the most accurate and up-to-date information is included with the Agreement.

Fire Hydrants

New developments generate a requirement for additional fire hydrants in order for fires, should they occur, to be managed. An assessment of the site will need to be undertaken by the Water Officer of Northants Fire and Rescue Service in order to establish how many are required; however it is assumed this development could need up to **11 fire hydrants** to be installed, at a cost of £892 per hydrant (totalling £9,812).

It is the preference of the County Council that fire hydrants should be designed into the development at the masterplan stage and enforced through a planning condition, with any hydrants required to be delivered prior to any dwellings / commercial properties being occupied. This is to ensure adequate water infrastructure provision is made on site for the fire service to tackle any property fire.

The final location of the fire hydrant for this development must be agreed in consultation with the Northamptonshire Fire and Rescue Service Water Officer prior to installation.

Below is a suggested standard condition for securing fire hydrants:

'No development shall take place until a scheme and timetable detailing the provision of fire hydrants and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants and associated infrastructure shall thereafter be provided in accordance with the approved scheme and timetable.'

Reason: To ensure adequate water infrastructure provision is made on site for the local fire service to tackle any property fire.'

Informative: With reference to Condition above, the developer will be expected to meet the full costs of supplying and installing the fire hydrant and associated infrastructure.

For further information regarding this requirement or any site-specific matters, please contact Linda Wilson: Water Officer for NFRS (ljwilson@northantsfire.org.uk).

Libraries

Where a new development will generate additional need and library space requirement, the County Council requires contributions towards the costs of providing new, extended and/or improved library facilities. The County Council has developed a Library Strategy to 2021, which examines the improvements required across all library provision in the county to support the delivery of growth.

The County Council has adopted the National Library Tariff formula produced by the Museums Libraries and Archives Council (MLA). This includes:

- A minimum standard of 30 sq. metres of new library space per 1,000 Population.
- A construction and initial equipment cost on a per sq. metre basis (adjusted to reflect Northamptonshire building costs), based on BCIS building costs for public libraries.

In order to adequately serve the growing population, improvements to the Library service are planned which will enable more flexible spaces to be available to the public, with improved facilities and an increased range of services. A schedule of works will be determined subject to available budget. These improvements are intended to support the provision of Library services to meet the needs of current and planned for population growth, and would make a key contribution to the Libraries Strategy and the county's prevention and other strategies.

In order to establish a proportionate cost towards the new works, the County utilises cost multipliers as per our adopted guidance.

Local planning and library authorities are recommended to adopt a minimum tariff of £90 per person in new housing. This is adjusted for Northamptonshire to £88 per person, based on BCIS building costs. Further information on these calculations can be found in the County Council's Planning Obligations Framework and Guidance Document 2015.

The following outlines the cost per dwelling type based on the expected numbers of residents for each type of unit:

Size of Dwelling	1 bed	2 bed	3 bed	4+ bed
Cost per unit	£109	£176	£239	£270

An estimated Libraries Contribution of **£125,475** is therefore required, to contribute towards the improvement, enhancement or expansion of Library facilities to serve the area. This figure is based on generic multipliers and may be reviewed, at such time as the approved dwelling mix for the site is confirmed.

This contribution will go towards expansion of and improvements to the library provision in Wootton, which this development would have an impact. Wootton Library is currently considered to be insufficient for the population that it serves. Contributions from this development will help to ensure that it is well placed in the heart of the community and that the service delivered to the growing population can be improved.

Broadband

The Northamptonshire vision is for the county to be at the leading edge of the global digital economy. This requires new developments (both housing and commercial) to be directly served by high quality fibre networks. Access to a next generation network (speeds of >30mbs) will bring a multitude of opportunities, savings and benefits to the county. It also adds value to the development and attract occupiers.

In order for the commercial communications market to be able to deploy to these new build areas, measures must be introduced at the earliest opportunity. This will provide the required specification to enable fibre connectivity for all new developments in respect to receiving superfast broadband services. To help developers, some fibre based broadband network providers such as BT Openreach and Virgin Media have dedicated online portals which provide assessment tools and technical help.

There are also other providers may also be able to connect your development:
<http://www.superfastnorthamptonshire.net/how-we-are-delivering/Pages/telecoms-providers.aspx>.

Early registration of development sites is key to making sure the people moving into your developments get a fibre based broadband service when they move in. More information can be found in the links below:

BT Openreach: <https://www.ournetwork.openreach.co.uk/property-development.aspx>

Virgin Media: <http://www.virginmedia.com/lightning/network-expansion/property-developers>

It is advised that ducting works are carried out in co-operation with the installations of standard utility works. Any works carried out should be compliant with the Manual of Contract Documents for Highway Works- specifically Volume 1 Specification Series 500 Drainage and Ducts, and Volume 3 Highway Construction Details Section 1 – I Series Underground Cable Ducts (found at <http://www.dft.gov.uk/ha/standards/mchw/index.htm>).

For further information on the project please visit
www.superfastnorthamptonshire.net

or contact:

Sarah Naylor - Broadband Delivery Team

Tel: 01604 366013 / Email: snaylor@northamptonshire.gov.uk

I trust that the above response provides sufficient detail at this stage; please note however that the guidance contained herein may be subject to change as a result of changes to planning policy and guidance at national and / or local level as appropriate, and therefore continued consultation with the County Council is recommended to ensure that the latest available information is taken into consideration.

Please don't hesitate to contact me should you have any queries or require any additional information or clarifications.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Wylie'.

Stacey Wylie

Principal Project Officer - Development Management

Northamptonshire County Council

One Angel Square, Angel Street, Northampton, NN1 1ED

swylie@northamptonshire.gov.uk