



Northamptonshire County Council

Clare Caldwell
Development Services
South Northamptonshire Council,
The Forum,
Moat Lane, Towcester
NN12 6AD

Please ask for: Storm Phillips
Tel: 0774 8454 344
Our ref: as below
Your ref: S/2020/1403/MAF
Date: 14 September 2020

Dear Clare,

CONSULTATION RESPONSE TO PLANNING APPLICATION FOR THE DEMOLITION OF EXISTING BUILDINGS AND REDEVELOPMENT TO FORM 44 RETIREMENT LIVING APARTMENTS FOR OLDER PEOPLE INCLUDING COMMUNAL FACILITIES, GUEST APARTMENT, ACCESS, CAR PARKING AND LANDSCAPING | BUNGALOW SUNNYSIDE WATER LANE TOWCESTER NN12 6RQ (S/2020/1403/MAF)

Introduction

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

This response follows the principal guidance in the County Council's adopted Planning Obligations Framework and Guidance Document (2015), which follows the tests of paragraph 56 of the National Planning Policy Framework (2019), and is therefore relevant to this planning application.

From the information received regarding this application, it has been highlighted that the development would comprise construction of 44 no. retirement apartments and other associated works, with the proposed mix of units as follows:

- 29x 1 bed units
- 15x 2 bed units

These figures have been used to guide this response.

Education

Due to the proposed restriction on the age of residents for this development, it is expected that there will be no pupils of Early Years, Primary or Secondary age fully resident in the units delivered. As a result, no S106 obligations will be required from this scheme if approved in its current form towards education infrastructure. This position will be reviewed in the event of any changes proposed and/or effected during the planning process that would result in a wider age-range of residents than currently projected.

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 to support the delivery of growth.

This development is expected to impact on the current level of library provision as the new residents moving into the developments utilise existing facilities.

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 community, 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, to ensure adopted national and local standards of service can be maintained, and to contribute towards delivery of 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

A Libraries Contribution of £5,801 is therefore required, to contribute towards the improvement, enhancement or expansion of Library facilities to serve the development. This figure will be reviewed, with a specific project identified, at such time as the s106 for the development is entered into.

Fire Hydrants & Sprinklers

New developments and associated infrastructure within Northamptonshire equates to an increase in visitors as well as traffic movements. This will inevitably lead to an increase in the spread of fire risk, which places additional demands on Fire and Rescue Service resources to ensure safe places are maintained, consistent with national Government expectations and guidance.

Northamptonshire Fire and Rescue Service sets out its criteria for responding to incidents within its Standards of Operational Response (SOR). The standards outline how the Service will respond to different incident types which fall within its statutory responsibilities under the Fire and Rescue Services Act 2004.

New developments generate a requirement for additional fire hydrants and sprinkler systems 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 Northamptonshire Fire and Rescue Service in order to establish the precise requirement. It is expected however that this development may require a minimum of **1x fire hydrant** to be provided and installed. The capital cost of each hydrant (including its installation) is £892 per hydrant, the cost of which is expected to be met by the developer in full.

Any hydrants and/or sprinkler systems, if required, should be installed at the same time as the rest of the water infrastructure and prior to any dwellings/commercial building 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 any fire hydrants and/or sprinkler systems for the new development must be agreed in consultation with the Northamptonshire Fire and Rescue Service Water Officer prior to installation, and secured through a planning condition.

Below is a suggested standard condition for securing fire hydrants and sprinkler systems:

‘No development shall take place until a scheme and timetable detailing the provision of fire hydrants, sprinkler systems and their associated infrastructure has been submitted to and approved in writing by the Local Planning Authority. The fire hydrants, sprinkler systems 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, sprinkler system and associated infrastructure.

For further information, please contact Linda Wilson: Water Officer for NFRS (ljwilson@northantsfire.org.uk).

Broadband

The vision for the county to be at the leading edge of the global digital economy. To meet this challenge we’ve set an ambitious target of 40% full fibre connectivity across the county by December 2023. To deliver on this, it is essential that new developments (both housing and commercial) are served by high quality full fibre networks. Access to the speeds, 1 gbps or faster, delivered by this technology will bring a multitude of opportunities, savings and benefits. It also adds value to the development and is a major selling point for potential residents and 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 full fibre connectivity for all new developments. To help developers, some fibre based broadband network providers such as Openreach and Virgin Media have dedicated online portals which provide assessment tools and technical help. There are also a variety of other suppliers operating in the area such as: Gigaclear, CityFibre and Glide. Further details of each of these as well as others can be found at the below web address:

<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 full fibre 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. These documents can be found at:

<http://www.standardsforhighways.co.uk/ha/standards/mchw/index.htm>

For further information on the project please visit www.superfastnorthamptonshire.net
Email us at: bigidea@northamptonshire.gov.uk

Please note 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, or as a result of any amendments to the scale and/or mix of development proposed, and therefore continued consultation with the County Council is recommended to ensure that the latest available information is taken into consideration. We would also request that in the event of any viability considerations being raised with regards to the level of s106 obligations requested that the County Council is engaged in discussions at the earliest opportunity to seek to respond to any concerns.

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

Sincerely,



Storm Phillips

Principal Project Officer - Development Management
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