



Northamptonshire County Council

Samuel Dix
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/2020/0930/MAO
Date: 30 June 2020

Dear Samuel,

CONSULTATION RESPONSE TO PLANNING APPLICATION FOR UP TO 35 (MAXIMUM) RESIDENTIAL DWELLINGS INCLUDING ACCESS WITH ALL OTHER MATTERS RESERVED | LAND SOUTH OF STATION ROAD BLISWORTH NORTHAMPTONSHIRE NN7 3DN (S/2020/0930/MAO)

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 is understood that the development would comprise construction of 35 no. dwellings and associated works.

An indicative dwelling mix has not been provided by the applicant, therefore an average of 3-bed units across the site has been assumed in order to inform this response. These figures will be reassessed once the mix of dwellings proposed to be delivered on the site is confirmed through the planning process.

Education

Based on the average dwelling mix, it is expected that the proposed development will generate a pupil yield of approximately 11 Nursery / Pre-school pupils, 11 Primary School pupils and 8 Secondary and Sixth Form School pupils based on our adopted 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 and it is therefore not possible to determine what the current capacity is and likely impact of this development on demand for places.

In the event that a s106 planning obligation towards delivery of additional Early Years provision is required, the current Department for Education (DfE) cost multipliers for Early Years Education are as follows:

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

The county council will provide an update on this position once the sufficiency of capacity work has been completed, and further consultation with the county council is recommended on this point to ensure the most up to date information is included in any future s106 agreement.

If there is a lack of capacity identified for Early Years, a s106 contribution of £139,020 would be required, based on the average dwelling mix.

Primary Education

In terms of Primary Education, the development would most likely be served by Blisworth Community Primary School. However as at April 2020 the majority of year groups were operating above the Department for Education's recommended capacity threshold, with several years at 97% and above. Furthermore, current forecasts indicate continued high levels of demand for places based on birth rate and three-year trend data alone, and when considering the cumulative impact of planned for development in the area, it is expected that there will not be sufficient capacity within existing provision to be able to accommodate the likely number of pupils generated from this proposed development.

On this basis, a s106 obligation from this development towards enhancing and increasing the provision of Primary Education infrastructure and capacity in the area will therefore be required to ensure that the children generated by this development can be accommodated within a local school.

The current Department for Education 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

A Primary Education contribution of £139,020 will be required, based on the average dwelling mix. This figure will be reassessed and a suitable project identified once the mix of dwellings proposed to be delivered on the site is confirmed through the planning process.

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, for example the ability of local schools to expand on their sites.

Secondary Education

Secondary Education contributions for the South Northamptonshire district area have previously been secured through developer contributions under the Community Infrastructure Levy (CIL). This was demonstrated by the inclusion of Secondary Education on South Northamptonshire Council's Regulation 123 list. However, legislative changes effective from 1st September 2019 have seen the removal of Regulation 123 in full.

This means that from 1st September 2019, where necessary, Section 106 contributions will be sought from new planning applications for housing development, towards additional Secondary Education infrastructure where there is insufficient capacity in the local area to accommodate the number of pupils generated by the proposals.

There are a number of schools within the vicinity of the site which would potentially serve the development. However, as at May 2020 the majority were exceeding the DfE's recommended capacity threshold, with forecasts indicating an increase in demand for places based on birth rate and three-year trend data alone.

It is therefore expected that there will not be sufficient capacity to accommodate the number of secondary age pupils that the proposed development will generate, without additional provision being made available.

A s106 planning obligation towards provision of additional Secondary Education capacity is therefore required in order to adequately mitigate the impact of the proposed development and to ensure that children residing in the properties can be accommodated in a local school.

The current Department for Education cost multipliers for Secondary Education are included below:

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

A s106 contribution towards Secondary Education of £161,000 will be required, based on the average dwelling mix; this figure will be reassessed once the mix of dwellings to be delivered on the site is confirmed through the planning process.

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.

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 £8,365 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

Northamptonshire County Council

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