



## Northamptonshire County Council

Town Clerk  
Oundle Town Council  
Fletton House, Fletton Way  
Glaphorn Road  
Oundle  
PE8 4JA

Please ask for: Stacey Wylie  
Tel: 01604 367054  
Our ref: as below  
Your ref: Oundle NHP cons.  
Date: 21<sup>st</sup> May 2018

Dear Sir / Madam,

### **RESPONSE TO THE REGULATION 14 CONSULTATION OF THE DRAFT OUNDLE NEIGHBOURHOOD PLAN 2011-2031**

#### **Introduction**

Thank you for your letter regarding the consultation on the Draft Oundle Neighbourhood Plan 2011-2021 (the Plan). I am responding on behalf of Northamptonshire County Council key services on which development designated in the Plan would have an impact, including Education, Fire & Rescue, Libraries and Broadband. Other service areas may respond separately.

This response is based on the County Council's adopted Planning Obligations Framework and Guidance Document "Creating Sustainable Communities – Jan 2015". This sets out the County Council's approach to Section 106 planning obligations and sets out the level and type of contributions that would usually be expected to be provided by developers towards the cost of delivering infrastructure (provided by the County Council) that is necessary to make development viable and sustainable. A copy of the document is available to download from the Council's website:

[www.northamptonshire.gov.uk/managinggrowth](http://www.northamptonshire.gov.uk/managinggrowth)

The requirement for contributions will also be based on local circumstance and take into account existing capacity within the infrastructure.

#### **Education:**

The County Council welcomes the recognition in the Plan (paragraph 5.90) of the impact of new development on existing infrastructure, services and facilities – including education infrastructure. However, it should be noted that this does not appear to be reflected in the relevant Policy (O.26) in the Plan, which does not currently include Education Infrastructure as a priority for infrastructure investment through developer contributions (Section 106 or Community Infrastructure Levy).

The County Council strongly recommends that this is amended to include Education infrastructure as a priority, to ensure/ensuring that the approach to developer contributions proposed in the Plan, is consistent with the County Council's adopted policy and to ensure that the children generated from new and additional housing development can continue to be accommodated within local schools. Further information on the County Council's adopted policy is included below:

The County Council has a statutory responsibility for education provision in the county for the following:

- children between the ages of 2, 3 and 4 for Early Years Provision (preschool, play group and/or nursery provision);
- children between 5 and 16 years for Primary and Secondary education; and
- children between 16-19 year olds in sixth forms and sixth form colleges.

The County Council will seek contributions from large (more than 10 units) residential housing developments. These contributions will be used to support the extension of or improvements to existing schools or pre-schools that serve the development, and/or the building of new education facilities where there significant housing development is proposed, so as to mitigate the impact of new housing on existing infrastructure.

#### Early Years

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 and forecast demand of provision is within the Oundle area. The County Council can however provide an updated position to this response once this review has been completed.

It should be noted however that new housing development is likely to generate an increase in the number of children requiring Early Years provision, and as such it is possible that Section 106 developer contributions may be required to support the delivery of increased provision in the area to meet the forecast demand for places.

#### Primary Education

Development in Oundle would be served by Oundle Church of England Primary School. The School currently operates as a Two Form of Entry primary, with capacity for up to 420 pupils (as at March 2018). The number of pupils currently on roll at the school is however in excess of this, with the school operating at 101% capacity overall and the majority of year groups at or over full capacity.

Birth rate and three year trend data further indicates that the level of Primary age pupils in the Oundle area is likely to remain relatively consistent as far as projections are available, therefore it is expected that there will not be sufficient capacity within the system to be able to accommodate additional pupils generated as a result of new and additional housing development in the area.

New housing development coming forward during the Plan period may therefore lead to additional pupils requiring Primary Education provision. New planning applications will be reviewed to assess likely pupil yield and impact on existing

infrastructure and to determine whether additional provision may be required. If at the time of an application being made there is insufficient capacity in the local provision, then a S106 contribution towards increasing primary education capacity may be required from the developer to ensure children of primary school age can be accommodated in a local school.

The County Council will work with the relevant School, the Education Funding and Skills Agency, and other partners to ensure that suitable provision is available to accommodate all existing and potential future pupils of primary age in the area.

### Secondary Education

In terms of secondary education, development at Oundle would be served by the Prince William School. The school is currently operating at below full capacity (67%) as at March 2018, and as such the County Council expects that there will be sufficient capacity within the system to accommodate the likely number of pupils to be generated by the proposed new development planned in Oundle to 2031. It is unlikely therefore that Section 106 developer contributions will be required to support the delivery of additional Secondary Education infrastructure during the Plan period, however this position will be monitored by the County Council and may be reviewed in the event of a substantial increase in forecast pupil intake, resulting in limited capacity to accommodate students.

The amount of Early Years, Primary and Secondary Education contributions sought from new housing development will vary depending on the level and mix of dwellings proposed and the number of pupils generated by new development and the demand for provision in the area. Contribution calculations are based on the following Department for Education “basic need multipliers”:

Size of Dwelling – cost per unit	1 bed	2 bed	3 bed	4+ bed
Early Years & Childcare (LEA provision)	£0	£3,724	£3,972	£4,220
Primary Education (4-10 years)	£0	£1,614	£3,972	£4,592
Secondary Education (11-15 years)	£0	£1,170	£4,600	£5,941
Sixth Form Education (LEA provision)	£0	£609	£1,420	£1,826

### **Fire & Rescue**

Regarding Fire and Rescue, the County Council has identified that new developments and associated infrastructure within Northamptonshire equates to an increase in population as well as traffic movements. This will inevitably lead to an increase in the spread of community 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.

The projected collective growth of the county will impact on the Service's ability to maintain Standards of Operational Response. For example:

**1. Increased community risk from fire:**

It is important to note that fire and rescue service provision is made on the basis of mitigating risk. In this regard, national and local statistics show that residential properties pose the highest risk to life from fire related incidents. Initial target attendance times for life risk incidents have been agreed at 8 minutes from time of call to arrival at scene on 75% of occasions, and it is this target that the county needs to maintain going forward.

**2. Increased community risk from road traffic collisions (RTC):**

Under the Fire and Rescue Services Act 2004, Northamptonshire Fire and Rescue Service have a statutory responsibility to respond to Road Traffic Collisions (RTCs).

The impact of growth on NFRS is not limited to that within actual residential and commercial developments. Additional growth will create an increase in vehicles and traffic movements that will lead to an increase in risk and activity for the Service. Coupled with an increase in linear growth the Service will need to implement resources accordingly to ensure response standards to RTCs are maintained. In the year 2015/16 alone, NFRS responded to 532 road traffic collisions.

The demands on fire and rescue resources as a result of collective growth manifest themselves in a variety of forms, dependent on the scale and nature of the proposed development, including the need for the Service to:

- introduce new types of fleet (e.g. smaller 'rapid response' initial intervention vehicles);
- add new bays to existing fire stations to accommodate additional vehicles;
- relocate or provide new response facilities (e.g. fire stations);
- introduce new types of equipment;
- reduce risk and demand through the provision of fire suppression systems (sprinklers) in appropriate developments

From a funding perspective, current funding for NFRS is provided by the county council through the Revenue Support Grant from Central Government, as well as Council Tax and Business Rates funding. What the county council wishes to accentuate is that although NFRS has appropriate revenue and capital funding streams, these only allow the Service to maintain service delivery based on current population levels, and do not take into account the projected growth of Northamptonshire over the next 10-15 years.

Where there is an identifiable funding gap for capital costs towards new infrastructure required to meet the growth in population in Northamptonshire, it is important to emphasise that new infrastructure is required because of new development. Should the number of houses stay the same in Northamptonshire, the level of service currently offered would not have to be altered. However, it is clear that this is not the case.

Where there is a direct impact on infrastructure provision relating to new housing development, developer contributions towards Fire and Rescue service buildings and equipment will be required through s106 obligations.

This type of infrastructure should be installed the same time as the rest of the water infrastructure and prior to any dwellings/commercial buildings 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 hydrants and sprinkler systems for development must be agreed in consultation with the Northamptonshire Fire and Rescue Service Water Officer prior to installation.

Whilst capital contributions can be secured through a planning obligation towards the provision of hydrants and sprinkler systems, it is also the preference of the County Council that these should be designed into the development at the master-plan stage as appropriate and enforced through a planning condition.

### **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. This examines the improvements required across all library provision in the county to support the delivery of growth and will act as further local needs guidance for developers.

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 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
Contribution per Dwelling	£109	£176	£239	£270

## 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-aredelivering/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/propertydevelopment.aspx>

Virgin Media: <http://www.virginmedia.com/lightning/networkexpansion/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](http://www.superfastnorthamptonshire.net) or contact:

Sarah Naylor: Broadband Delivery Team

Tel: 01604 365351 / Email: [snaylor@northamptonshire.gov.uk](mailto:snaylor@northamptonshire.gov.uk)

In terms of other infrastructure requirements for which the County Council has a statutory responsibility, such as Highways, S106 obligations for these would be handled directly by their respective areas within the Council. I would therefore suggest it may also be useful to liaise with these departments directly to ascertain any contributions over and above those mentioned here.

I hope that the above information is helpful; of course please be aware that the figures provided may be subject to change as a result of future updates to the adopted s106 Planning obligation framework, in line with any changes to County

or National planning policy. Similarly the figures will also be affected once the scale or mix of the proposed housing development in the area is known through the formal planning process.

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

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