



Northamptonshire County Council

Mr. N. Searle
Clerk to Brigstock Parish Council
7 Church Street, Brigstock
Kettering
Northamptonshire
NN14 3EX

Please ask for: Stacey Wylie
Tel: [REDACTED]
Our ref: as below
Your ref: Brigstock NP Cons.
Date: 14th September 2017

Dear Mr. Searle,

BRIGSTOCK NEIGHBOURHOOD PLAN 2017-2031 – Draft Pre-Submission Consultation

Introduction

Thank you for your letter regarding the consultation on the Brigstock Draft Neighbourhood Plan. I am responding on behalf of Northamptonshire County Council key services on which development designated in the Brigstock Neighbourhood Plan would have an impact, including Education, Fire & Rescue, Libraries and Broadband. Other services may submit their own responses.

This response is based on the 'Creating Sustainable Communities' document, which is the current version of the County Council's adopted Planning Obligations Framework and Guidance Document. 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

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

Education:

In terms of Education provision, the County Council has a statutory responsibility for education provision in the county for children between the ages of 2, 3 and 4 for Early Years Provision (pre-school, play group and/or nursery provision), between 5 and 16 years for Primary and Secondary education, and for 16-19 year olds in sixth forms and sixth form colleges.

The County Council will only seek contribution from residential developments towards schools.

Contributions will usually be required from large (more than 10) housing developments to support the extension of or improvements to existing schools / pre-schools that serve the development, and/or the building of new education facilities where there is a significant housing proposal.

Development in Brigstock would be served by Brigstock Latham’s CE Primary school. As of September 2017, the school was operating at over 105% capacity with several year groups accommodating more pupils than available as defined by the school’s pupil admission numbers. New housing development planned for during the Plan period may therefore require additional capacity to be created a contribution towards primary education provision will therefore be required through Section 106 obligations to ensure sufficient capacity is available.

In terms of Secondary education, pupils from Brigstock would potentially be served by schools in Corby, Kettering and/or Oundle. It is currently expected that beyond 2017/18, there will be limited capacity within the Corby and Kettering areas to accommodate growth projections, based on three-year trend and birth rate data. New housing development planned for beyond this period may therefore require additional capacity to be created to accommodate a greater number of secondary pupils and therefore a contribution may be required to ensure sufficient capacity remains available at a later date.

NCC will continue to monitor all relevant demographic information closely to ensure that its statutory responsibilities are complied with.

The amount of contribution sought will depend on the level and mix of housing provided, the level of pupils generated by new development and the demand for provision in the area. Contribution calculations are based on Department for Education “basic need multipliers” for both Early Years provision, Primary and Secondary schools:

Size of Dwelling	1 bed	2 bed	3 bed	4+ bed
Cost per Unit – Early Years	£0	£3,724	£3,972	£4,220
Cost per Unit - Primary	£0	£1,614	£3,972	£4,592
Cost per Unit - Secondary	£0	£1,170	£4,600	£5,941

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.

Over the last three years (April 2010-March 2013) the Service has responded to an average of 464 RTCs per year.

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 on 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.

The county council applies a contribution rate of £106 per household towards local fire and rescue infrastructure costs; this cost is based on the current cost per household of providing Fire and Rescue services.

In addition to contributing to Fire and Rescue Service, contributions are also often required towards the installation of fire hydrants resulting from new development. These should be installed at 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 for new development must be agreed in consultation with the Northamptonshire Fire and Rescue Service Water Officer prior to installation. A capital contribution of £892 per hydrant will be required through Section 106 obligations towards the cost of installation of a Fire Hydrant.

In addition, it is the preference of the County Council that fire hydrants should be designed into the development at the master-plan stage 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
Cost per market 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-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:

Tom Smith: Broadband Delivery Team

Tel: 

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 I've mentioned here.

I hope that the above information is helpful; of course please be aware that the figures provided may be subject to change between now and when a formal response is required to be submitted as part of the planning process for the scheme

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 is known through the formal planning process.

Please don't hesitate to contact me should you have any queries at all in the meantime,

Sincerely,



Stacey Wylie
Principal Project Officer - Development Management
Northamptonshire County Council
One Angel Square, Angel Street, Northampton, NN1 1ED

