

Environment, Transport, Development  
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**Via email**

Jane Crichton  
Lanpro

cc J Blackwell – Children’s Services  
cc Ian McCann– Cultural Services  
cc P Bond – Norfolk Fire Service  
cc M Tracey – ETD  
cc D White – Green Infrastructure

Please ask for: Naomi Chamberlain  
Date: 14<sup>th</sup> February 2018

My Ref: P.DEV.1.03.187  
Tel No.: 01603 638422  
Email: naomi.chamberlain@norfolk.gov.uk

Dear Jane

**Infrastructure Requirements: Proposed Residential Development:  
Norwich Road, Yaxham  
Application No. 3PL/2016/1499/O**

Thank you for consulting the County Council on the potential infrastructure, service and amenity requirements arising from the above proposal as they relate to matters covered in the County Council’s agreed Planning Obligations Standards. It is assumed that you have consulted the County Council separately as Highway Authority and as Lead Local Flood Authority.

The comments attached are made “without prejudice” and are an officer-level response to your consultation. The requirements are based on 25 dwellings and reflect the pooling restrictions set out in Reg 123 of the Community Infrastructure Levy Regulations (2010 as amended).

It should be noted that the attached comments are only valid for six months from the above letter date and therefore the County Council would expect to be re-consulted if the proposal is not determined in this period. The figures are given on the basis that they will be index linked from the time the application is determined by committee in order to maintain their value in real terms.

The County Council would have concerns if funding for the attached list of infrastructure requirements could not adequately be addressed/delivered through S106 and/or condition.

Please could you inform the planning obligations team when the application has a resolution to approve, either by committee or through delegated officer powers, so we can then instruct our solicitors as soon as possible in order to avoid any delay in the S106 process. *Continued.../*

Should you have any queries with the above comments please call me on (01603) 638422 or Stephen Faulkner (Principal Planner) on (01603) 222752.

Yours sincerely

Naomi Chamberlain  
Trainee Planner

**Encl**

## Potential County Council infrastructure Requirements - Proposed Housing Development

Address: Norwich Road, Yaxham (25 Dwellings)

Application No. 3PL/2016/1499/O

Date: 14<sup>th</sup> February 2018

### **Preface**

The requirements below would need to be addressed in order to make the development acceptable in sustainable terms through the delivery of necessary infrastructure. The funding of this infrastructure would be through Planning obligations / condition.

### Education

1.1 The County Council expects the following number of children to arise from any single new dwelling:

- Early Education Age (2-4) – 0.096 children;
- Primary School Age (4-11) – 0.261 children;
- High School Age (11 – 16) – 0.173 children; and
- Sixth Form School Age (16-18) – 0.017 children.

These figures are used as demographic multipliers to calculate the education contribution arising from a development.

The County Council does not seek education contributions on 1-bed units and only seeks 50% contributions in relation to multiple bedroom flats. Therefore, two multi-bed flats would attract the same contributions as one family house equivalent.

1.2 The Department for Education (DfE) provide a range of “basic need multipliers” (2008) which take into account the different school age ranges (see below).

**Table 1 Cost per Place**

<b>Sector</b>	<b>Basic Need Multiplier Cost Per Place (2008)</b>
Early Education (2-4)	11,644
Primary Sector (4-11)	11,644
High School Sector (11-16)	17,546
Sixth Form (16-18)	19,029

1.3 Based on the above demographic and DfE cost multipliers, the following standard education charges arise per dwelling, if there is insufficient capacity at

local schools:

**Table 2 Cost per Dwelling**

<b>(Age Range)</b>	<b>Cost per dwelling (£)</b>		
	<b>House (Multi-bed)</b>	<b>Flat (Multi – bed)</b>	<b>1-Bed Unit</b>
<b>Early Education</b>	1,118	559	0
<b>Primary</b>	3,039	1,520	0
<b>High</b>	3,035	1,518	0
<b>Sixth Form</b>	323	162	0
<b>Total</b>	<b>7,515</b>	<b>3,759</b>	<b>0</b>

1.4 The current situation at local schools is as follows:

<b>School</b>	<b>Capacity</b>	<b>Numbers on Roll (September 2017)</b>	<b>Spare capacity No. of places</b>
Early Education sector (2-4)	306	300	<b>+6</b>
Yaxham CE VA Primary School (4-11)	105	95	<b>+10</b>
Northgate High (11-16)	1000	816	<b>+184</b>
Dereham Neatherd High (11-16)	1075	1055	<b>+20</b>
Dereham 6 <sup>th</sup> Form Centre (16-18)	400	346	<b>+54</b>

- 1.5 The table below shows the number of houses (or family house equivalents) needed to generate a single child place based on the demographic multiplier above:

**Table 3 Number of Dwellings Needed to Generate 1 Child Place**

Sector	Early Education	Primary	High	Sixth Form
No. children	12	4	7	36

- 1.6 In addition to the current situation at local schools, the following permission need to be taken into account:

**Table 4 Other Developments**

Site & Application	No of dwellings	Expected Children 2-4	Expected Children 4-11	Expected Children 11-16	Expected Children 16-18
Land off Elm Close 3PL/2014/0820	45	4	12	8	1

- 1.7 **Claim**

In our previous response we had not included the Yaxham Primary school's log cabin structure in the net capacity calculation as we had formerly treated log cabins as temporary structures (in the same way as we treat mobile classrooms as temporary structures). Temporary structures do not count towards the net capacity of a school (the number of children a school can accommodate). We have since reviewed our position with regard to log cabin type structures and these are now considered as permanent build structures, hence the Yaxham Primary school net capacity has changed from 84 to 105.

Although there is spare capacity at Early Education, High and 6<sup>th</sup> Form school levels, **when the permitted development in Table 4 is taken into account, Yaxham CE VA Primary School is full. However it is unlikely that we would expand the school building at this present time.** Therefore Norfolk County Council Children's Services will not be seeking education contributions on this occasion.

- 1.8 Should you have any queries with the above figures or comments please call Peter Dawes (Children's Services Department) on 01603 222356 or email him at [peter.dawes@norfolk.gov.uk](mailto:peter.dawes@norfolk.gov.uk)

#### Fire Service

- 2.1 Norfolk Fire Services have indicated that the proposed development will require 1 hydrant per 50 dwellings (on a minimum 90-mm main) for the residential

development at a cost of £815 per hydrant. The number of hydrants will be rounded to the nearest 50<sup>th</sup> dwelling where necessary. This proposed development would require 1 fire hydrant at a total cost of £815.

- 2.2 Please note that the onus will be on the developer to install the hydrants during construction to the satisfaction of Norfolk Fire Service and at no cost. Given that the works involved will be on-site, it is felt that the hydrants could be delivered through a planning condition.
- 2.3 Should you have any queries please call the Norfolk Fire Service on 0300 123 1165 or email [Water.officer@fire.norfolk.gov.uk](mailto:Water.officer@fire.norfolk.gov.uk).

#### Library Provision

- 3.1 A development of 25 dwellings would place increased pressure on the existing library service particularly in relation to library stock, such as books and information technology. This stock is required to increase the capacity of the library. It has been calculated that a development of this scale would require a total contribution of £1,875 (i.e. £75 per dwelling). This contribution will be spent on library stock and equipment for mobile service (CEN 5411).
- 3.2 Should you have any queries with the above comments please call Ian McCann (Cultural Services) on 01603 638117 or email on [ian.mccann@norfolk.gov.uk](mailto:ian.mccann@norfolk.gov.uk)

#### Environment

##### 4.1 **General Comments**

As outlined in the Norfolk County Council Planning Obligations Standards (2017), the scope of the County Council's green infrastructure responsibilities include:

- Public Rights of Way
- Norfolk Trails
- Ecological Networks

Green infrastructure should be included within the proposed site in line with local policy. Connections into the local Green Infrastructure (GI) network, including Public Rights of Way and ecological features, should be considered alongside the potential impacts of development. We would advise the Local Planning Authority that a maintenance/mitigation contribution or commuted sum for new and existing GI features, may be required in addition to the County response, in order to comply with local policy. Thus allowing the local GI network to facilitate the development without receiving negative impact and equally, allow the development to integrate and enhance the existing network.

##### **Specific Comments**

NCC will require the development to facilitate a physical connection to the local PRow network to the north, Yaxham FP4 a part of the Yaxham Circular Walk, in order to integrate the development with the existing Green Infrastructure and Public Rights of Way network. This would also provide alternative pedestrian access to local amenities such as the Village Hall and Jubilee Park.

Providing recreation opportunities locally, and making them more easily and

directly accessible can provide mitigation for European designated sites; a component site of the Norfolk Valley Fens Special Area of Conservation lies within 1 kilometre of the proposed site. This component site (Badley Moor) has public access over approximately half of its area as is designated common land. As the Local Planning Authority, we would expect Breckland District Council to complete a Habitats Regulation Assessment for potential impacts on Badley Moor SAC.

Norfolk County Council would require a contribution of £3,000 towards literature and enhanced infrastructure to signpost new residents to local facilities and recreational opportunities.

- 4.2 Should you require any advice or have any queries with the above comments please call David White on 01603 222058 or email: [david.white.etd@norfolk.gov.uk](mailto:david.white.etd@norfolk.gov.uk).

#### Highways and Transport Provision

- 5.1 I understand that you have contacted the County Council's Highways Development Control Manager separately on this proposal.

#### Lead Local Flood Authority

- 6.1 If you have consulted Norfolk County Council as Lead Local Flood Authority and statutory consultee for surface water drainage, they will be responding separately