



West
Northamptonshire
Council

Infrastructure and Developer Contributions Supplementary Planning Document Consultation Draft September 2025

Version 1



Consultation Arrangements	5
Part A: General Matters	7
1 Introduction.....	7
1.1 Purpose of the document.....	7
1.2 Consultation.....	8
1.3 Geographic Coverage.....	8
1.4 Structure of this document	10
1.5 Abbreviations.....	10
2 Planning Policies and Related Policy Frameworks.....	11
2.1 National Planning Policy Framework	11
2.2 Development Plans in West Northamptonshire	11
2.3 West Northamptonshire Corporate Plan 2021 – 2025	14
2.4 One West Northamptonshire Plan 2025	14
2.5 West Northamptonshire Infrastructure Delivery Plan 2024.....	15
3 Types of Developer Contributions.....	16
3.1 Developer Contributions	16
3.2 Further details on agreements	18
3.3 Agreements involving the transfer of assets	19
4 Securing Developer Contributions	20
4.1 Introduction	20
4.2 Pre-application discussions.....	20
4.3 Processing and determining planning applications	21
4.4 Phasing of payments/infrastructure delivery	21
4.5 Indexation	22
4.6 Fees for Monitoring of Section 106 Agreements.....	22
5 Reporting on CIL and Section 106S	24
Part B: Types of Infrastructure and Impact	25
6 Air Quality.....	25
7 Sustainable Drainage Systems (Transfer of Assets)	28
8 Waste Management	30
9 Open Space.....	40
9.1 Overview.....	40
9.2 Assessing the need for planning obligations	42
9.3 Meeting any deficiencies	42

9.4	Ongoing Management/Maintenance of Open Spaces	43
10	Sports Pitches	45
10.1	Overview	45
10.2	Assessing the need for planning obligations	45
10.3	Improvements to existing provision	46
11	Affordable Housing	48
11.1	Overview	48
11.2	Off-site provision	49
11.3	Commuted Sums	50
11.4	Phasing of Affordable Housing	51
11.5	Viability Assessment	52
11.6	Clustering	53
12	Commercial Schemes (Affordable Workspaces)	55
13	Economic Development	57
14	Town Centres - public realm improvements and public art	60
15	Heritage	62
16	Natural Environment	63
16.1	Overview	63
16.2	Upper Nene Valley Gravel Pits Special Protection Area	63
16.3	Biodiversity	64
16.4	Trees	65
17	Transport	68
17.1	Overview	68
17.2	Development Plans	68
17.3	Local Transport Plan 2025 – 2045	69
18	Education	72
18.1	Statutory position	72
18.2	Assessing the need for education provision	72
18.3	Determining levels of developer contribution	73
18.5	Funding for SEND	75
18.6	Future impact on demand	75
19	Emergency Services	77
19.1	Police	77
19.2	Fire and Rescue	81
20	Health Services	84
20.1	Overview	84

20.2	Assessing the Need for planning obligations.....	86
20.3	Identifying the level of additional demand	86
20.4	Capacity of Existing Primary Care Infrastructure.....	87
20.5	Additional Capacity Solutions and Approaches.....	88
20.6	Form of Developer Contribution	88
21	Community Facilities.....	90
21.1	Overview.....	90
21.2	Youth Provision	91
21.3	Community Safety	91
21.4	Libraries	94
21.5	Management of Community Centres.....	99
22	Site Specific Policies.....	101
	Glossary.....	102
	Appendix 1	106
	Appendix 2	107

Consultation Arrangements

(i) Title:

Infrastructure and Developer Contributions Supplementary Planning Document

(ii) Subject Matter:

To provide guidance on how infrastructure requirements will be sought and managed and what developer contributions will be sought by means of planning agreements, other legal agreements or conditions attached to planning approvals.

Once adopted this SPD will replace the existing adopted SPDs on Planning Obligations and Developer Contributions for the former authorities, namely; Infrastructure and Developer Contributions SPD (adopted October 2013) former Daventry District

Planning Obligations SPD (February 2013) Former Northampton Borough Developer Contributions December 2010) former South Northamptonshire District

Together with the following parts of the Housing SPDs produced by the former authorities, namely:

Housing SPD produced by former Daventry Council

Part to be replaced	Replaced by:
Section 5.12	11.3.1 to 11.3.7
On and Off-site Provision and Financial Contributions on pages 20-	
Section 5.9	11.4.1 to 11.4.4
Phasing on pages 17-18	
Section 5.8	11.6.1 and 11.6.2
Clustering on pages 16-17	

Interim Housing SPD produced by former Northampton Borough Council

Part to be replaced	Replaced by:
Section 9	11.3.1 to 11.3.7
Off Site Provision on pages 17-20	
Section 8	11.4.1 to 11.4.4
Key principle 10, pages 14-15	
Section 8	11.6.1 and 11.6.2
Key principle 10 (on cluster) and paras 8.6 – 8.8 on pages 14-15	

Housing SPD produced by former South Northamptonshire Council

Part to be replaced	Replaced by:
Section 8.2	11.4.1 to 11.4.4

A Presumption in Favour of On-site
Provision on pages 41-42
Section 8.1 General principles on clusters on page 40
11.6.1 and 11.6.2

(iii) Methods for responding:

The Council strongly encourages responses be made via the Online portal.

Representations can also be made:

By e-mail: planningpolicyconsultation@westnorthants.gov.uk

By Post: West Northamptonshire Council, One Angel Square, (Service Yard)
Angel Street, Northampton, NN1 1ED

Representations may be accompanied by a request for notification of the adoption (or otherwise) of this SPD. If making such a request please specify the address to be used for this purpose.

(iv) Consultation Period:

This document is published for public consultation purposes. The consultation period starts on 05 November 2025 and will run for 6 weeks ending at 23:59 on 21st December 2025.

(v) Scope of consultation:

Comments are invited on all aspects of the draft SPD.

Part A: General Matters

1 Introduction

1.1 Purpose of the document

1.1.1 Supplementary Planning Documents (SPDs) are documents which provide further details on how policies in a Local Plan should be implemented. These can, for example, be used to provide further guidance on the delivery of affordable housing and open spaces, as well as secure developer contributions. The requirements for producing SPDs are set out in Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

1.1.2 West Northamptonshire Council is preparing this new SPD for Infrastructure and Developer Contributions for the following reasons:

- Currently, there are three SPDs which were adopted by the former authorities of West Northamptonshire. In April 2021, Daventry District, Northampton Borough and South Northamptonshire Councils became a unified West Northamptonshire Council. When determining planning applications, the Council and applicants have to rely on three separate documents to assess the level of developer contributions required. The current SPDs predate the adopted plans. This SPD will replace those SPDs, together with specified parts of Housing SPDs, when adopted and will provide details on implementing policies in the West Northamptonshire development plans. It will provide up to date guidance in a single document
- To provide clear guidance and advice to those seeking planning permission on the general requirements sought to mitigate the impacts of the development. This SPD will outline the differences between each of the mechanisms for securing developer contributions and will explain the relevant legislative and planning policy context within which contributions are sought. It will identify which contributions mechanism will be used in which circumstances. This will provide stakeholders with more clarity when assessing the development potential of land and properties, and more guidance when preparing proposals for planning applications
- To identify the mechanisms for calculating / paying / physical provision / mitigation and monitoring of the developer contributions. This will ensure that planning applicants will be properly informed as to the types and potential costs of developer contributions that they will need to deliver as part of their proposals

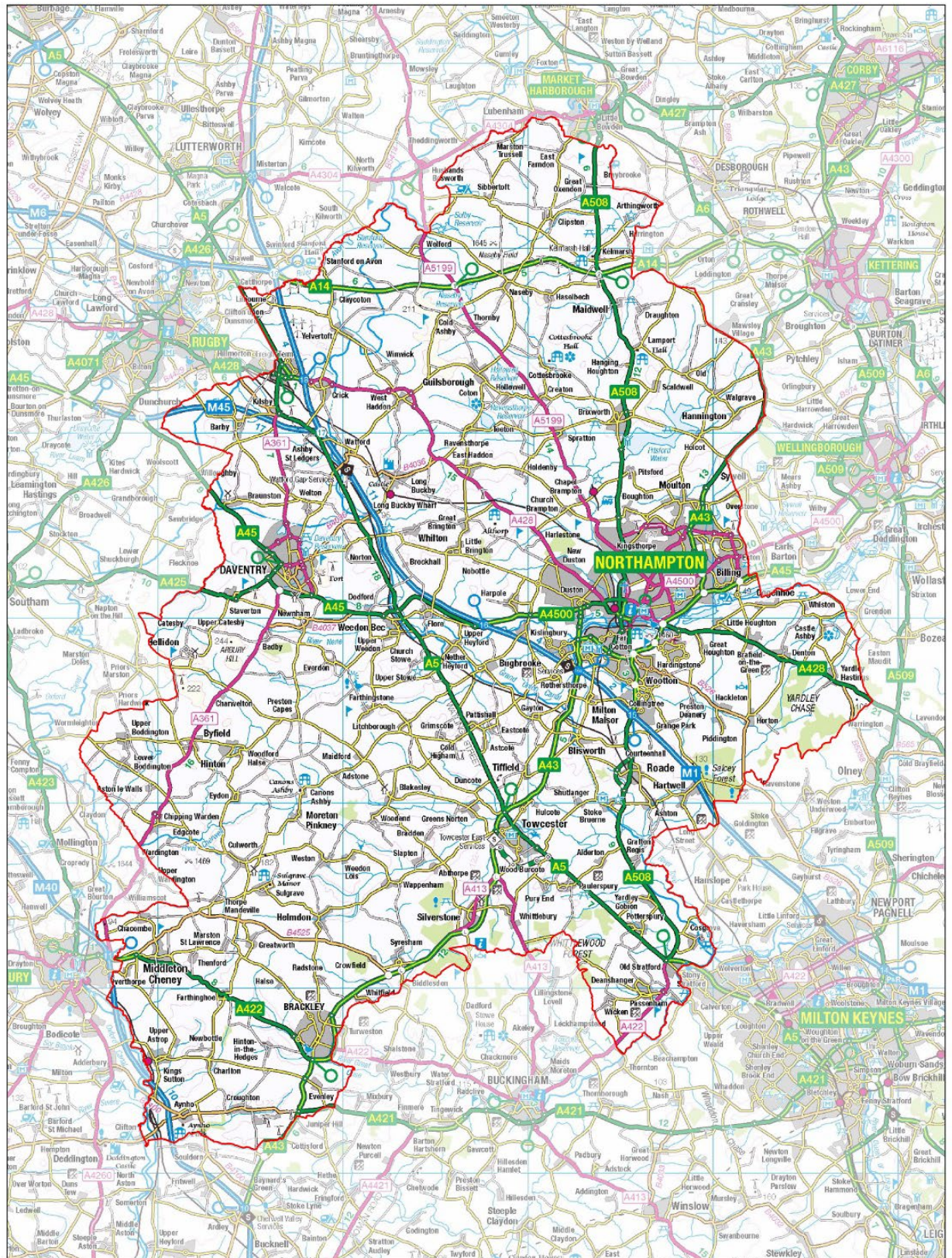
- To outline the approach for transferring assets to the local authority for their future maintenance

1.2 Consultation

- 1.2.1 The Planning Policy Team undertook a series of internal and external consultations as part of its initial scoping and evidence gathering exercise.

1.3 Geographic Coverage

- 1.3.1 This SPD covers the West Northamptonshire area as shown on the map below



© Crown copyright and database rights 2024 Ordnance Survey licence no. AC0000843704

1.4 Structure of this document

1.4.1 The structure of this SPD is as follows:

Part A deals with general matters:

- Section 1 introduces the SPD and explains its purpose
- Section 2 sets out the planning and other policies which provide the context for the preparation of this document.
- Section 3 describes the different types of contributions
- Section 4 explains how the different types of contributions can be secured
- Section 5 sets out the reporting arrangements.

Part B deals with individual infrastructure types:

- Sections 6 to 22 set out the specific contributions that will be required on a topic by topic basis.

1.5 Abbreviations

1.5.1 Throughout this document the following abbreviations are used:

- WNJCS – West Northamptonshire Joint Core Strategy (2014)
- S&CLP – Settlements and Countryside Local Plan for Daventry District (Part 2 Local Plan) (2020)
- SNLPP2 –South Northamptonshire Part 2 Local Plan (2020)
- NLPP2 - Northampton Borough Part 2 Local Plan (2023)
- WNLP – the emerging West Northamptonshire Local Plan (Regulation 18) (2024)

2 Planning Policies and Related Policy Frameworks

2.1 National Planning Policy Framework

- 2.1.1 The National Planning Policy Framework (NPPF - December 2024)¹ contains national planning policies for developer contributions, and additional guidance is provided in the Government's Planning Practice Guidance (PPG). Paragraph 35 of the NPPF confirms that plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure).

2.2 Development Plans in West Northamptonshire

- 2.2.1 All development proposals should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 2.2.2 For West Northamptonshire, the adopted development plans currently comprises:
- The West Northamptonshire Joint Core Strategy (Local Plan Part 1) (December 2014)
 - The three Part 2 local plans : Settlements and Countryside Local Plan for Daventry District (February 2020), Northampton (March 2023) and South Northamptonshire (July 2020)
 - Made Neighbourhood Plans ([Neighbourhood plans | West Northamptonshire Council](#))
 - Minerals and Waste Local Plan (July 2017) [Adopted Minerals and Waste Local Plan | West Northamptonshire Council](#)
- 2.2.3 In April 2024 the Council published a Regulation 18 version of a new plan for West Northamptonshire, which when adopted will replace the WNJCS and the three part 2 plans. This is currently scheduled for November 2027.
- 2.2.4 The key planning policies affecting developer contributions are presented below.

a. WNJCS (adopted 2014)

Policy INF1 Approach to Infrastructure Delivery

New development will be supported by, and provide good access to, infrastructure, including physical, green and social elements. It will integrate with and complement adjoining communities.

¹ National Planning Policy Framework (MHCLG, December 2024)

Where development generates a need for new infrastructure, developers will need to demonstrate that provision will be made to meet the necessary requirements arising from the development within an appropriate timescale.

In assessing capacity, developers will provide evidence as to whether existing infrastructure can be used more efficiently, or whether the impact of development can be reduced through promoting behavioural change.

Policy INF2 Contributions to infrastructure requirements

New development will only be permitted if the necessary on and off site infrastructure that is required to support it, and mitigate its impact, is either already in place, or there is a reliable mechanism in place that it will be delivered.

Provision made through planning obligations may seek pooled contributions where the combined impact of a number of developments creates the need for infrastructure and where a direct relationship between the development and the infrastructure has been demonstrated.

For other site specific needs direct provision will need to be made, either through the imposition of planning conditions or secured through a planning obligation, with the relevant planning authority.

b Northampton Local Plan Part 2 (adopted 2023)

Policy IFS2 Infrastructure delivery and contributions

A Major development proposals will be required to contribute towards the delivery of and where necessary provide land/ suitable sites for any new infrastructure associated with and resulting from the scheme.

B These need to be funded and delivered in a timely manner. Where proposals have an impact on existing infrastructure, resulting in the need for enhancements, developers will be required to positively contribute towards its delivery.

C Applications for infrastructure will be required to identify and mitigate any possible impacts upon the environment. Construction activities should be kept to the minimum area required and restoration of the site must occur post – construction. Where applicants cannot demonstrate appropriate mitigation measures, the decision maker should consider imposing requirements or obligations on any consent.

D Funding provision will be sought from a number of mechanisms including from developer contributions and the Community Infrastructure Levy.

c Settlements and Countryside Local Plan Part 2 (S&CLP)

- 2.2.5 Although the S&CLP does not have a specific policy on infrastructure delivery and contributions, the plan does refer to developer contributions as being the main source of investment for some key policies affecting education and open spaces.

d South Northamptonshire Local Plan Part 2

Policy INF1 Infrastructure delivery and funding

1 New development will be required to provide for the necessary infrastructure requirements and affordable housing obligations arising from the proposal. This will be delivered directly by the developer and/ or through an appropriate financial contribution prior to, or in conjunction with, new development. Where appropriate, developers will be expected to collaborate on the provision of infrastructure needed to serve more than one site.

2 If infrastructure requirements or other policy obligations such as affordable housing render a development financially unviable, proposals should be supported by an independent viability assessment undertaken on terms agreed by the council and funded by the developer. This will involve an open book approach. Where viability constraints are demonstrated by evidence, the council may: a prioritise developer contributions for essential infrastructure, affordable housing and then other infrastructure; or b use an appropriate mechanism to defer part of the developer contributions requirement to a later date; or c refuse planning permission if the development would be unsustainable without inclusion of the unfunded infrastructure requirements or affordable housing taking into account reasonable contributions from elsewhere including CIL.

3. Where not covered by the CIL charging schedule, infrastructure and services, including provision for their maintenance, should be delivered South Northamptonshire Local Plan (Part 2) 83 directly by the developer through the development management process and in accordance with the Regulation 122 tests.

4. Water and wastewater infrastructure reinforcement works necessary to support new development and ensure compliance with Policy BN7A of the WNJCS will be supported. The delivery of new wastewater infrastructure necessary to support growth, support long term wastewater management or deliver environmental improvements will normally be permitted provided that the need for such facilities outweighs any adverse land use or environmental impact and that any such adverse impact is minimised

e Emerging West Northamptonshire Local Plan (Regulation 18)

- 2.2.6 The emerging Local Plan for West Northamptonshire (regulation 18) was published for consultation in the summer of 2024. The following policy was included.

Policy IN1 - Infrastructure Delivery and Funding

A. New development is required to fully fund and/or contribute towards the delivery of new infrastructure, and where necessary, provide land to accommodate that infrastructure.
B. New development will only be permitted if the necessary on and off-site infrastructure that is required to support it and mitigate its impacts is either in place or there is a reliable mechanism to ensure it will be delivered at the appropriate time. This includes enhancement of existing and/or provision of new infrastructure.
C. The Council supports schemes that have identified opportunities to collocate services, where appropriate.
D. Developers should have regard to the West Northamptonshire Infrastructure Delivery Plan to identify the schemes they may need to contribute to as well as the most up to date Planning Obligations strategies.

2.3 West Northamptonshire Corporate Plan 2021 – 2025

- 2.3.1 The Council's Corporate Plan sets a collective vision for making West Northants a great place to live, work, visit and thrive. By thinking about the whole area and its population the Council has set out the best way to bring about change, so that there would be a real difference to the lives of real people. The Corporate Plan has six priority areas.

- a. Green and clean
- b. Improved life chances
- c. Connected communities
- d. Thriving villages and towns
- e. Economic development
- f. Robust resource management

- 2.3.2 The provision of suitable and timely infrastructure to support the existing and proposed population of West Northamptonshire will contribute to achieving these priorities. This will be replaced by the One West Northamptonshire Plan once adopted.

2.4 One West Northamptonshire Plan 2025

- 2.4.1 In March 2025, the Council's draft One West Northamptonshire Plan was approved by the Council's Cabinet. This Plan is a joint effort between the Council and various organisations from across West Northamptonshire towards creating a new partnership vision for improving outcomes for

residents and businesses across the area by 2030. The new joint Plan is to be shaped around how organisations can work together over the next five years in order to make a real difference to people's lives. Implementation of this Plan would involve combining everyone's ambitions to make West Northamptonshire a primary focus for inclusive growth and investment.

- 2.4.2 The One West Northamptonshire Plan is being developed to set out partner ambitions and objectives for the next five years as local organisations work together on improving outcomes towards achieving the vision of making the area a great place to live, work, visit and thrive. The Plan brings together and builds upon the key joint strategies and plans West Northamptonshire Council (WNC) and its partners have developed during the first four years of the new unitary authority area and how the Council will work with them on future actions and strategies as it embarks upon its second phase as a local authority, looking forward, not back. This follows feedback from the 2024 Local Government Association's Corporate Peer Challenge, which highlighted WNC's good relationships with partners and their desire to work with the Council more extensively on achieving the strategic objectives and vision for the area.

2.5 West Northamptonshire Infrastructure Delivery Plan 2024

- 2.5.1 The first stage of the Infrastructure Delivery Plan², which identifies the key infrastructure projects need to deliver growth in the existing adopted local plans, was published in April 2024. When finalised, the IDP will identify and prioritise the key infrastructure needed to support the scale of growth put forward in the emerging West Northamptonshire Local Plan (WNLPP), and the remaining growth in the West Northamptonshire Joint Core Strategy (WNJCS) and part 2 Local Plans for Daventry, Northampton and South Northamptonshire. The final version is expected to be published alongside the adoption of the West Northamptonshire Local Plan.

² Infrastructure Delivery Plan Phase 1 (West Northamptonshire Council, 2024)

3 Types of Developer Contributions

3.1 Developer Contributions

What are developer contributions?

- 3.1.1 The Council is able to secure and use developer contributions (both financial and non-financial) from development to mitigate the impacts of development, address infrastructure needs, contribute towards placemaking and meet Local Plan policy requirements. Developers may therefore be asked to provide infrastructure and/or contributions. Local planning authorities are required to consider whether otherwise unacceptable development could be made acceptable through the use of planning conditions or planning obligations.

Mechanisms for securing infrastructure and developer contributions

- 3.1.2 There are four main mechanisms used to secure infrastructure provision from developers, the first three mechanisms listed below can also be used to secure funding for infrastructure:

i Planning Obligations (S106 agreements)

- 3.1.3 Planning obligations are legal obligations entered into to mitigate the impacts of a development proposal. This can be via a planning agreement entered into under section 106 of the Town and Country Planning Act 1990 by a person with an interest in the land and the local planning authority. Section 106 agreements are used to secure the infrastructure/ services which benefit local communities and which are required to mitigate the impact of a particular development, and/or to meet specific planning policy requirements. This form of contributions can include any of the following: financial contributions; affordable housing; land provision; direct delivery of facilities; open space provision or a restriction on the use of land.
- 3.1.4 Planning obligations run with the land, are legally binding and enforceable.
- 3.1.5 Planning obligations may only constitute a reason for granting planning permission if they meet the tests that are necessary to make the development acceptable in planning terms. To make development acceptable in planning terms, the obligations must relate directly to the application, and can be used to:
- i Prescribe the nature of development (for example, a proportion of the housing development to be affordable);
 - ii Compensate for any loss or damage resulting from the development;
 - iii Mitigate impacts of the development. In doing this, they must also meet the following statutory (CIL regulation 122) tests in being:
 - a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development;
 - c. fairly and reasonably related in scale and kind to the development

ii Section 278 Agreements

3.1.6 These are legally binding agreements made under S278 of the Highway Act 1980 between the developer and the Council to fund, or undertake, alterations or improvements to the public highway as part of a planning approval.

3.1.7 Examples of work covered by an s278 include:

- new or changed access into a development site (i.e. a bell mouth, roundabout, signalised junction, right turn lane or a simple priority junction)
- New/alteration of signalised crossings or junctions close to the development site

3.1.8 Work affecting the highway can only begin when both the following have happened:

- s278 agreement is signed by the developer and the Council
- all pre-commencement requirements listed in the s278 agreement have been met and approved by the Council.

iii Community Infrastructure Levy (CIL)

3.1.9 CIL is charged on certain new development in accordance with the Council's CIL Charging Schedule. CIL is a statutory way of collecting monies to help fund infrastructure and other related projects, including transport schemes and community facilities, to support new development in the area. Under the CIL arrangements local authorities can charge a locally set rate per square metre on many types of new development.

3.1.10 The Council can pool funding from different routes to fund the same infrastructure provided that they set out in their Infrastructure Funding Statements which infrastructure they expect to fund through the levy.

3.1.11 For West Northamptonshire, any residential extensions and retail developments which create more than 100 square metres of new floor space are liable to pay CIL. However, if the development proposes one whole new dwelling or a self-contained Annex, by way of conversion or new build, any net gain in Gross Internal Area (GIA) will be liable to pay CIL. CIL is calculated on the total new floor space of a development. Local Planning Authorities must apply indexing to their charging schedule, to cover construction industry inflation costs. This is applied at the beginning of the calendar year.

3.1.12 CIL Charging Schedules have been approved and brought into effect across West Northamptonshire on the following dates:

- Daventry area - approved 30 July 2015 (brought into effect on 1 September 2015)

- Northampton area - approved on 21 September 2015 (brought into effect on 1 April 2016)
- South Northamptonshire area - approved on 21 October 2015 (brought into effect on 1 April 2016)

Current CIL charges within West Northamptonshire can be found here: [Community Infrastructure Levy and Infrastructure provision | West Northamptonshire Council](#)

iv Planning Conditions

- 3.1.13 In addition to developer contributions, planning conditions attached to a planning permission may set out details of provision or required standards/timeframes for works which must be carried out at set stages. Failure to comply with planning conditions can make a development unlawful and un-implementable in its original form. Planning conditions cannot require the payment of money or the transfer of land ownership and these matters should be covered in a S106 or S278 agreement.

3.2 Further details on agreements

i Multilateral Agreements

- 3.2.1 Most S106 agreements involve several parties (e.g. the applicant, land owners, the Council), These agreements are known as Multilateral Agreements and involve multiple signatories. The Council will normally expect planning obligations to be dealt with via Agreements rather than Unilateral Undertakings.

ii Unilateral Undertaking

- 3.2.2 A unilateral undertaking is a legal agreement offered by the applicant to the planning authority where the Council is not a signatory to the agreement and is either in support of a planning application or a planning appeal. The Council's preferred method of dealing with planning obligations is via legal agreements where it is a signatory rather than via a unilateral undertaking.
- 3.2.3 The Council acknowledges that in a limited number of cases, where only the applicant needs to be bound by a planning obligation and not the local planning authority, instead of agreeing obligations through the standard process of discussion (negotiation and agreement), it may be acceptable and advantageous for the developer to make a unilateral offer or "unilateral undertaking" to settle obligations relevant to their planning application. Nonetheless, they are only likely to be accepted in dealing with relatively minor issues.
- 3.2.4 Only undertakings that are required to mitigate the impact of the development can be taken into account as a material consideration when determining an application. The Council's Solicitor will advise, check and

confirm that an undertaking is acceptable, for which a charge will be payable based upon the level of work involved.

3.3 Agreements involving the transfer of assets

3.3.1 There may be cases where developer contributions are required to ensure that the capital works/mitigation referred to is maintained so that it remains for its intended purposes, for instance, the upkeep of public open space. This could be through:

- Non-financial contribution – the developer makes direct provision for the maintenance regime or provides maintenance via an agent acting on their behalf
- In kind payments – the developer is required to submit an agreed payment to the Council so it can undertake the appropriate maintenance

3.3.2 In those instances where the Council considers it more appropriate to take on responsibility for maintenance, it will normally require payment to cover a minimum of 25 years of management and maintenance costs, in order to bridge the gap between the provision of a facility and inclusion in local authority funding streams.

4 Securing Developer Contributions

4.1 Introduction

- 4.1.1 When determining planning applications, the Council will assess their individual merits, taking all material considerations into account. Developer contributions in the form of planning obligations will be secured where planning conditions are unsuitable and the application would otherwise be refused.
- 4.1.2 Applicants should use this SPD as a guide to help them consider the impacts of their proposal, and how they can be mitigated. In doing so applicants should note that this SPD identifies standardised terms for the most commonly sought planning obligations, but it cannot include all possible requirements. All development sites are unique, and may call for specific measures to be secured through planning obligations to make them acceptable in planning terms.
- 4.1.3 The need for, and the scope of, an Agreement is usually identified during the pre-application discussions, but may be established once an application has been submitted if there is a requirement to mitigate a specific issue. If an agreement is required, the applicant will be advised by the Council Planning Officers of the requirements and reasons.
- 4.1.4 Once it has been established that an agreement is necessary, a legal undertaking is required in writing, from the applicant's solicitor, addressed to the Council's Solicitor, to be responsible for the Council's relevant legal costs, whether or not the matter proceeds to completion; and evidence of ownership of the land.
- 4.1.5 Where agreement in principle is reached, the application is reported to the Council's Planning Committee, if necessary, for authority to proceed.
- 4.1.6 An additional charge may be made by the Council to reflect the level of work involved in progressing an agreement, including any aborted work. This charge is payable immediately prior to work being undertaken. Once an appropriate undertaking is received, the Council will prepare a draft agreement and this will be sent to the parties for ratification and final engrossment. Planning permission will only be issued upon completion of the legal agreement.

4.2 Pre-application discussions

- 4.2.1 The Council positively promotes pre-application discussions to ensure that any conflicting issues associated with the proposals can be highlighted in advance

and resolved as early as possible. Further details on the pre-application service can be found in the link below.

[Make a planning application | West Northamptonshire Council](#)

4.2.2 Depending on the nature of a development proposal, the Council may advise that a planning obligation is required. If so, the Council will advise the applicant/developer on the likely contents of the Heads of Terms for the S106 agreement.

4.2.3 The Highways pre application advice service can be found using the link below:

[Highways Pre-Application Advice Service and Charges | West Northamptonshire Council](#)

4.3 Processing and determining planning applications

4.3.1 Once a planning application is submitted, a Case Officer will be allocated and the process of assessing the application which leads to determination with negotiation along the way begins. Negotiation with the applicants and public consultation will form part of the process. It can take around 8 weeks or 13 weeks for the application to be determined. Where determination goes beyond the statutory timeframe, an extension of time will be sought. For applications requiring an Environmental Impact Assessment, the timeframe is extended to 16 weeks.

4.3.2 Most applications are determined under delegated powers, but some will be considered by the Council's Strategic and non- Strategic Planning Committees.

4.4 Phasing of payments/infrastructure delivery

4.4.1 In some cases, infrastructure (for example, the provision of land, schools, community facilities and open spaces) will need to be provided at specific points during the development process. Trigger points will need to be negotiated between the Council and the applicant, and may additionally be controlled by conditions, based primarily on the following:

- Occupier led – this relates to the occupiers of the built development, whether it is for residential or commercial. It is usually the case that these units cannot be fully occupied without some of the infrastructure and/ or associated ancillary provision being completed at a suitable point in time to meet the needs of occupiers, (for example, a new primary school and other community facilities as part of a large new housing development). Trigger points for the delivery of S106 mitigation will normally be linked to the phases of development, for instance, the number of houses occupied or completed, depending on the nature of the mitigation in question (ie mitigation

associated with the use would normally be linked to occupation, whereas mitigation associated with the physical development, such as flood mitigation works, would be more likely to be linked to completions)

- Commencement – this ensures that the development site is appropriately serviced by appropriate infrastructure.

4.5 Indexation

- 4.5.1 Contributions will be subject to indexation which will be set out in the agreement. This is to account for increased costs in providing necessary mitigation measures and infrastructure. A standardised index from an appropriate government body, such as the Retail Price Index and BCIS (Building Cost Information Service Construction data), will be defined within the agreement.

4.6 Fees for Monitoring of Section 106 Agreements

- 4.6.1 In order to cover the Council's cost of providing a service to monitor s106 agreements, fees will be charged.
- 4.6.2 A fee will be charged for each phased payment point (see 4.6.7 below) within the section 106 where a financial contribution is required or where other mitigation is to be delivered (e.g. land transfer, submission of open space maintenance scheme).
- 4.6.3 The fees will be introduced for all new planning agreements following adoption of this SPD. In the interim, fees will be negotiated on a case by case basis.
- 4.6.4 The fee for the current financial year (2025/26) for residential schemes will be set as follows:
- £5,000 on commencement of development for planning obligations for development up to (and including) 199 dwellings
 - £10,000 on commencement of development for development of 200 dwellings or more
 - £5,000 on commencement of non-residential development for planning obligations
 - £5,000 per phased payment point (see 4.6.7 below) or other mitigation measure in planning obligations for development up to (and inc) 199 dwellings
 - £10,000 per phased payment point (see 4.6.7 below) or other mitigation measure obligations for development of 200 dwellings or more
 - £5,000 per phased payment point (see 4.6.7 below) or other mitigation measure for non residential developments

There will be no upper limit to the level of fees sought.

- 4.6.5 The fees will be invoiced at the time that each phase payment point (see below) or other obligation is activated. The fee payable will be the fee relevant to the financial year within which phased payment point or other obligation is activated (See 4.6.6).
- 4.6.6 The fees will be increased each year in line with inflation. The revised fee will be set out in the Council's published Fees and Charges list, which is effective from 1st April each year.
- 4.6.7. For the purposes of paragraphs 4.6.2 and 4.6.4, a phased payment point means single or multiple triggers within a single phase for an individual item of mitigation. For example, a legal obligation that has four trigger points within a phase for an education contribution – each at 25%, and two trigger points per phase for health contributions – each at 50%, would pay two fees per phase.
- 4.6.8 For the purposes of paragraph 4.6.5, the payment will become due on the last trigger point within that phase for that item of mitigation.
- 4.6.9 The precise way in which the fees regime will operate will be subject to negotiation on a case by case basis and will be set out clearly in the legal obligation.

4.7 Viability

- 4.7.1 Viability considerations already form part of the plan making process. This considered the impact of policies on the viability, and therefore deliverability, of a range of development types. As such, it is expected that the vast majority of developments will meet the adopted development plan policies, and deliver on the planning obligations outlined within this document as appropriate. If applicants feel these requirements unduly impact upon development viability, they will be required to produce a Viability Assessment to demonstrate this robustly. When schemes cannot, for financial viability reasons, fully provide the obligations it will be for the council to determine the balance of obligations. In these cases, priority will be given to those obligations necessary to manage the most significant impacts of the proposed development and to the priorities provided in policy or as determined by the Council, taking account of specific site constraints.

5 Reporting on CIL and Section 106s

- 5.1.1 CIL and S106 financial contribution spend is reported annually through the Infrastructure Funding Statement, as per the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019. This includes an annual breakdown of monies collected, allocated, and spent for both CIL and S106. This ensures transparency of governance over funds.

Part B: Types of Infrastructure and Impact

6 Air Quality

6.1.1 Air pollution is a substance or complex mixture of particles and gases in the air that cause harm to people's health. Air pollutants are emitted from both natural sources such as pollen and sea spray and human sources including transport, industrial processes, farming, energy generation and domestic heating. Air pollution can cause and worsen health effects in all individuals, particularly society's most vulnerable populations. Long-term exposure to air pollution can cause chronic conditions such as cardiovascular and respiratory diseases as well as lung cancer, leading to reduced life expectancy. Short-term increases in levels of air pollution can also cause a range of health impacts, including effects on lung function, exacerbation of asthma, increases in respiratory and cardiovascular hospital admissions and mortality.^{1,2,3}

6.1.2 The annual mortality of human-made air pollution in the UK is roughly equivalent to between 28,000 and 36,000 deaths every year. It is estimated that between 2017 and 2025 the total cost to the NHS and social care system of air pollutants (fine particulate matter and nitrogen dioxide), for which there is more robust evidence for an association, will be £1.6 billion^{1,2,3}.

The estimated fraction of mortality attributable to particulate air pollution in West Northamptonshire in 2023 was 5.5% compared to the England average of 5.2%⁴

6.1.3 Outdoor air pollution has decreased considerably in the UK in recent decades, due to a combination of legislation and technological advances. However, there are no safe levels of pollutants and impacts are observed below levels permitted by current legal limits.³

6.1.4 The UK's Air Quality Standards Regulations requires reporting of ambient air quality data on an annual basis. The two main pollutants of concern in West Northamptonshire are Particulate Matter and Nitrogen Dioxide (NO₂). WNC meets the National Air Quality Objective (NAQO) for concentrations of particulate matter (PM₁₀ and PM_{2.5}), however the World Health Organisation (WHO) have advised there is no 'safe' concentration for particulate matter in ambient air.

6.1.5 Outdoor emissions of Nitrogen dioxide in WNC are managed by the Council as a statutory duty under the Local Air Quality Management process. In West Northamptonshire NO₂ emissions are produced mainly by road traffic and there were 11 Air Quality Management Areas where objective levels have been exceeded (See Appendix A). These are managed through the council's Air Quality Action Plan(AQAP) which outlines the steps we are and will undertake to improve air quality in specific areas and reduce air pollution in

general. This includes improved infrastructure, such as Electric Vehicle charging stations, supporting active travel with tools like the Smart Move Northamptonshire website, and improvement of traffic flow through road improvements and traffic control systems to reduce congestion and emissions.

- 6.1.6 In 2024, the Council undertook its annual review of the air quality within the Air Quality Management Areas (AQMA's). Local air quality has followed the national reducing trend and some of the AQMA's have subsequently been revoked. 7 still remain where concentrations of nitrogen dioxide exceed the national air quality objective limit.
- 6.1.7 All new development has the potential to worsen the air quality within the AQMA's and the wider region, during construction and post development. For some smaller developments, whilst individually these may not have a negative impact on air quality when assessed numerically against recognised standards, cumulatively a larger number of smaller to medium sized developments are detrimental to air quality.
- 6.1.8 The Council will be introducing Supplementary Planning Guidance (SPD) that applies across the West, and will require ALL development to take steps to reduce the impact on air quality. This will follow the "polluter pays" principle that is already outlined in 2 key technical documents in place. These provide guidance on how air quality across the area can be improved, which will benefit both the environment and the health of the population. The two key documents are:
- A technical planning guidance produced by the former South Northamptonshire Council, which was prepared in conjunction with the East Midlands Air Quality Network (EMAQN)³. Air quality improvements are expected to be achieved where possible through either preventing new emission sources or encouraging emission reductions, physical activity and health lifestyle choices. There is guidance for developers on what is required and how planning applications are evaluated in terms of air quality, which should help to speed up the planning process.
 - The former Northampton Borough Council produced a Low Emission Strategy⁴, which was a collaboration between it and the former County Council. It recognises that the actions that will have greatest impact are ones which are implemented across the region, such as regional transport planning, developing electric vehicle charging infrastructure and spatial planning policies. This Strategy has three main themes: • Evidence for Change • Creating a Low Emission Future • Northampton Vehicle Emission Framework.

³ Air Quality and Emissions Mitigation SPD (South Northamptonshire Council, September 2019)

⁴ Northampton Low Emissions Strategy 2017 – 2025 (Northampton Borough Council, December 2017)

6.1.9 The steps that are required to improve air quality are based on the size and nature of the development. For larger scale developments, or developments where the impact on air quality is significant for reasons other than size, there is a damage: cost calculation process, where a financial contribution will be sought from the developer.

AQ1 Air Quality

Local Plan policies	WNJCS (BN9) S&CLP (none) SLPP2 (INF1) NLPP2 (IFS2) WNLP (PL2)
Threshold	Major developments where the Council identifies that there is a detrimental impact on air quality
Financial	To be negotiated
Non-financial	The provision of appropriate mitigating and offsetting measures. Any condition/obligation(s) will be proportionate to the development proposed and dependent on the types of mitigating measures agreed. The Council will also require the developer to prepare a Management Plan, outlining how the applicable mitigation measure(s) will be managed and maintained. The developer will be responsible for securing the long term management and maintenance of the mitigation measure(s).

7 Sustainable Drainage Systems (Transfer of Assets)

- 7.1.1 The flood risk measures required to mitigate a development proposal may cover design and maintenance of sustainable urban drainage systems (SuDs) or flood management features. Potential flooding and pollution risks from surface water can be decreased by reducing the volume and rate of water entering the sewerage system and watercourses. The Council will expect any flood management measures to be in place prior to occupation of the development.
- 7.1.2 The use of SuDs is required for all new development, where appropriate, and should be carefully designed as a structural feature of the development. SuDs are often integral to a development and cannot easily be accommodated within a site once a layout has been planned. Developers are required to liaise with West Northamptonshire Council (lead local flood authority) at an early stage to discuss options for an appropriate and sustainable approach to site drainage.
- 7.1.3 When planning a sustainable drainage system, developers need to ensure their design allows for maintenance of the system, so that it continues to provide effective drainage for the development. A poorly maintained system can increase flood risk rather than reduce it. Developers need to make arrangements for the future maintenance of sustainable drainage systems.
- 7.1.4 The Government is also expected to bring into force Schedule 3 of the Flood and Water Management Act 2010 in 2025. Under Schedule 3, West Northamptonshire Council will have a duty to 'adopt' all complied Sustainable Drainage Systems (SuDs) it has previously approved. This form of adoption is expressed only to convey a duty on WNC to maintain the SuDS in question (paragraph 22). The legislation does not convey any form of ownership of the SuDs to WNC on adoption. Whilst the duty to maintain the SuDS will automatically be deemed to confer a power to do so, this power does not appear to allow WNC to do anything else on the land; for example, to address an emerging safety or ecological issue. The legislation does not appear to have any mechanism to define the boundary of the SuDS which is adopted, making it unclear as to where the boundary of responsibility lies. There will therefore be operational and resource implications to support consistent and sustainable drainage delivery.
- 7.1.5 The Council therefore considers that the freehold ownership transfer of SuDs from the landowner to the Council is an efficient way forward to ensure that the management and monitoring of SuDs will continue. This will ensure that WNC will have all the powers needed to make best use of the SuDS in the public interest, and reduce any potential for doubt about the area permitted. It will also make it more straightforward for WNC to enter into arrangements with third parties (for example the Wildlife Trust) to manage the area.

SD1 Flooding

Local Plan policies	WNJCS (BN7) S&CLP (ENV11) SNLPP2 (SS2) NLPP2 (Q5) WNLP (PL5)
Threshold	Development where on-site SuDS is to be provided
Financial	Not applicable
Non-financial	A planning obligation which provides that the freehold of the SuDS be transferred to WNC. This transfer should be at the same time as the adoption of the SuDS.
Exemptions	None

8 Waste Management

8.1.1 The Council currently operates comprehensive waste and recycling schemes across the district, with the aim of maximising recycling and diverting as much waste as possible from landfill. Therefore, the provision of suitable facilities for the storage of waste together with appropriate access arrangements for waste collection vehicles are important aspects for any new or change-of-use development. Careful consideration of requirements at the design and planning stages will ensure that the waste storage and collection arrangements will be both accessible and effective.

8.1.2 The Council has published a guidance report ([Waste Recycling Collection Planning Guidelines | West Northamptonshire Council](#)) which provides information to developers on its specific requirements on arrangements for waste storage and access for collection vehicles. This guidance should be read in conjunction with British Standard 5906:2005 Waste Management in Buildings, Code of Practice. It applies to the following types of development:

- all new dwellings, including single and multiple-occupancy residential developments, inclusive of private and social housing
- non-domestic/commercial development
- development involving change-of-use, particularly where the nature and / or volumes of waste produced are likely to differ from the previous use

8.1.3 It is important for all properties to have sufficient space to store a suite of bins (to enable the mandatory separate collection of residual waste, recycling and food waste, with the possibility of garden waste if it is required). To accord with DEFRA's statutory requirements, all properties should have the same recycling services.

8.1.4 The costs for a suite of bins are:

For Houses - £90 (2025/26), subject to indexation annually
This will cover the cost of the provision of a set of external bins for each waste stream, a kitchen food waste caddy, some initial communications for the new resident and delivery.

For Houses in Multiple Occupation (HMOs), a set of bins is £90 – one bin each for residual waste, recycling and a set of food waste caddies (one indoor caddy and one outdoor caddy). The number of bins that an HMO would require would be dependent on the size of the HMO. If more are required there would be a further fee of £90 per set. Larger HMOs would probably need larger 1100 litre bins – the fees would be the same as a communal property below.

For communal or flatted properties - £800 per 7 properties, plus £5 per dwelling within a block for a kitchen food waste caddy, all costs subject to indexation annually

This will cover the cost of the external (communal bins), a bin housing, delivery and installation and kitchen food waste caddy plus initial communications for each dwelling

- 8.1.5 The installation of any new litter bin in the public realm carries on-going resource implications for the Council if they are adopted. Therefore, developers are advised to carefully consider all installations of litter bins to assess the need and appropriateness of the proposed locations. If West Northants Council determines that a location is unsuitable for safety reasons, such as difficulties in emptying the bin, its proximity to housing, or is unnecessary then WNC will not adopt the bin. In such cases, the developer will retain responsibility for the bin's emptying, cleanliness, and maintenance.

i. Requirement for waste storage (individual domestic properties)

- 8.1.6 The requirements for waste storage for individual domestic properties are outlined below and the drawings can be found in Appendix 2.

WM1 Requirements for waste storage (individual domestic properties)

Local Plan policies	WNJCS S&CLP (none) SLPP2 (INF1) NLPP2 (Q2, IFS2) WNLP (Q3)
Threshold	All dwellings including HMOs
Financial	Bin suites as per paragraph 8.1.4
Indexation	Commercial Property Index
Non financial	Space for three 240 litre wheeled bins; and Space for one 23 litre outdoor kitchen caddy Wheeled bins should be able to sit side by side for ease of use by the resident.
	Storage area to be designed as per Guidance
Exemptions	None

ii. Requirements for waste storage (flats)

- 8.1.7 The preferred method of refuse collection from a property is for individual bins, which enables residents to fully participate in the Council's recycling schemes, and be accountable for the waste within a bin if there are issues. If

properties are low rise or maisonette in style, communal bins will only be considered on a case by case basis where the circumstances require this.

8.1.8 Where blocks of flats are proposed, communal bins may be necessary. Where this is the case 1100 litre bins are the standard bins used for recycling and residual waste and 140l bins are the standard used for food waste.

8.1.9 National 'Simpler Recycling' legislation means it is mandatory for all properties to receive separate collections for:

- Dry mixed recycling
- Food waste
- Residual waste

8.1.10 A container for the separate (paid for) collection of garden waste may also be required if there is green space around the properties that is to be maintained by residents.

8.1.11 Developers should assume the following when calculating the number of bins required for a block of flats:

- Residual – one 1100 litre bin would serve 7 properties
- Recycling – one 1100 litre bin would serve 7 properties
- Food Waste – one 140 litre bin would serve 7 properties
- Garden Waste – developers should consider if the separate (paid for) collection of garden waste will be necessary taking into account the green space around the property and whose responsibility it will be to maintain.

8.1.12 Developers must ensure there is sufficient space to accommodate all these waste containers should be made available within the curtilage of the property, taking into account the access requirements below.

8.1.13 Communal bins must be housed in a covered storage area and the following issues have to be taken into account: -

- stores should be no more than 10 metres from the kerbside or point where the vehicle would stop (vehicle access must be proven rather than assumed)
- to provide sufficient space for residents to deposit their waste, a minimum of 1m must be provided in front of the containers
- to provide sufficient space to remove the bins to empty them, a minimum of 150mm must be provided between and around containers
- where more than one bin is to be placed in a storage area, the bins must be positioned so that they can be easily accessed without users having to move other bins. In short, they must not be ranked or more than one deep.
- a door or gate of a minimum opening of 1600mm should also be provided. Smaller doors for resident use can be provided in addition to this requirement

- the building should preferably have a key-coded or lockable entrance door to prevent non-residents from depositing their waste there.
- the code (or key) must be supplied to the Council.
- doors should open outwards, but not over the public highway or parking spaces
- a path leading from the kerbside to the bin store should be provided, with a minimum width of 1.5m. The path should be level or a gentle slope and should not contain steps
- stores should not be behind gates or security barriers that would prevent them being emptied
- the structure must be robust enough to withstand everyday use
- stores should not be behind designated parking bays or require the movement of containers past or through legally parked cars
- communal bin compounds should be far enough away from housing units so as to reduce the impact of noise during bin use and collection but sufficiently close for easy use. Eliminating the need for collection vehicles to reverse will also assist in keeping noise to a minimum
- dropped kerbs should be provided.
- a block of four flats/apartments needs an enclosed bin storage area with a foot space of 3m by 2m to accommodate the waste and recycling containers. Developers are asked to pro-rata this up or down dependent on the size of the development.

WM2 Requirements for Waste Storage (flats)

Local Plan policies	S&CLP (none) SLPP2 (INF1) NLPP2 (Q2, IFS2) WNLP (Q3)
Threshold	All flats
Financial	Developers should assume the following when calculating the number of bins required for a block of flats: • Residual – one 1100 litre bin would serve 7 properties • Recycling – one 1100 litre bin would serve 7 properties • Food Waste – one 140 litre bin would serve 7 properties • Garden Waste – developers should consider if the separate (paid for) collection of garden waste will be necessary taking into account the green space around the property and whose responsibility it will be to maintain.

Where blocks of flats are proposed, communal bins may be necessary. Where this is the case 1100 litre bins are the

	standard bins used for recycling and residual waste and 140l bins are the standard used for food waste.
Indexation	Commercial Property Index
Non financial Exemptions	None

iii. Requirements for Waste Storage (Non Domestic/Commercial developments)

8.1.14 For non-domestic developments, the requirements will depend on several factors, including: the size and type of the development, and the intended frequency of collection. Note that National 'Simpler Recycling' legislation requiring the separate collection of waste streams also applies to commercial waste, and appropriate space should be allowed for waste containers. In all cases there will be an expectation that commercial waste will be stored within the curtilage of the business property. Consideration must be given to all types of waste that are likely to be generated during the sites use, including any hazardous and clinical wastes for developments such as medical centres, veterinary surgeries, residential care homes and day care centres.

WM3 Requirements for Waste Storage (Non-Domestic/Commercial) Development

Local Plan policies	WNJCS (S10) SNLPP2 (INF1) NLPP2 (Q2, IFS2) WNLP (Q3)
Threshold	See below
Financial	Not applicable
Non financial	The requirements will depend on several factors, including: the size and type of the development; and the intended frequency of collection. Commercial waste will be stored within the curtilage of the business property. Consideration must be given to all types of waste that are likely to be generated during the sites use, including any hazardous and clinical wastes for developments.
Exemptions	None

iv. Requirements for Waste Storage (Developments involving change of use)

8.1.15 Where planning permission is being sought in respect of a change of use, it is essential that suitable provision is made for waste storage and collection

and particular attention must be given in cases where:

- The types and / or quantities of waste will increase in comparison with the previous use of the development
- Food and food packaging waste will be produced, for instance where the application involves Use Classes A1 (shops), A3 (restaurants and cafes), A4 (drinking establishments), A5 (hot food takeaways) and D2 (assembly and leisure).

8.1.16 The onus is on the developer to demonstrate that the proposed change of use will not result in health and safety, nuisance or operational issues arising from the storage and collection of waste. Where the development is for mixed housing and commercial use, there should be sufficient storage capacity for both purposes.

8.1.17 In particular attention should be paid to the following requirements:

- Waste should be stored in a designated area within the boundary of the property (or allocated shared area). The storage area should not be visible from the front of the building.
- Under no circumstances should any waste or waste containers be stored on the street.
- Consideration should be given to whether the location of the storage area is likely to give rise to noise or odour issues for neighbouring properties (for example near to a neighbour's window or when bins are emptied).
- Waste storage facilities should be vandal-proof and secure.
- The location of the waste storage area should be such that it is not necessary for bins to be brought through the building for emptying.
- The storage area should be big enough to accommodate the predicted types and volumes of waste to be produced by the development including separate space for recycling.
- There should be suitable access and egress to the collection point for waste collection vehicles and the waste operatives must be able to readily transport bins from the storage area to the collection point.

WM4 Requirements for Waste Storage (Change of use)

Local Plan policies WNJCS (S10)
 S&CLP (HO9)
 SNLPP2 (INF1)
 NLPP2 (Q2, IFS2)
 WNLP (Q3)

Threshold Particular attention must be given in cases where:
 A The types and / or quantities of waste will increase in comparison with the previous use of the development
 B Food and food packaging waste will be produced, for instance where the application involves Use Classes E(a) (shops), E(b) (restaurants and cafes), Sui Generis uses including drinking establishments, hot food takeaways and assembly and leisure uses.

Financial	Not applicable
Non financial	The developer is required to demonstrate that the proposed change of use will not result in health and safety, nuisance or operational issues arising from the storage and collection of waste. Where the development is for mixed housing and commercial use, there should be sufficient storage capacity for both purposes. Particular attention should be paid to the following requirements: A Waste should be stored in a designated area within the boundary of the property (or allocated shared area). The storage area should not be visible from the front of the building B Under no circumstances should any waste or waste containers be stored on the street C Consideration should be given to whether the location of the storage area is likely to give rise to noise or odour issues for neighbouring properties (for example near to a neighbour's window or when bins are emptied D Waste storage facilities should be vandal-proof and secure E The location of the waste storage area should be such that it is not necessary for bins to be brought through the building for emptying F The storage area should be big enough to accommodate the predicted types and volumes of waste to be produced by the development including separate space for recycling G There should be suitable access and egress to the collection point for waste collection vehicles and the waste operatives must be able to readily transport bins from the storage area to the collection
Exemptions	None

v. Requirements for Vehicle access and approaches

8.1.18 The Council does not usually take waste collection vehicles onto private property for the purpose of collecting domestic waste. It will only travel along roads that are built to adoptable standards. The road should be constructed so that refuse vehicles can enter and exit mainly in a forward direction, eliminating or reducing as far as possible the need to reverse. Where provided, turning circles or hammerheads should be capable of accommodating the largest vehicle which will be using them (up to 32 tonnes gross weight, 11.2m long and 2.55m wide). When turning heads are introduced there should be a system in place preventing these from being obstructed. Consideration should be given for parking restriction measures to achieve this.

8.1.19 There are rare circumstances where it is necessary to drive onto private property. These are mainly where there are health and safety concerns over stopping the vehicle elsewhere – on a busy road for example or the distance from the storage point to the collection point that may create a manual handling risk. If this is believed to be the only option and the private drive serves more than 10 dwellings/flats the following will need to be addressed;

- An indemnity will be required from the developer/landowner and the developer/landowner will be notified of this via an informative on the planning decision notice.
- The Council will only consider obtaining an indemnity from a management company rather than from a group of residents.
- These private areas will be expected to be constructed to an adoptable standard in terms of loading (to withstand up to a 32 tonne waste collection vehicle) and layout for this vehicle measuring 11.2m x 2.55m with turning circles or hammerheads to facilitate this. Details should be submitted with the planning application.
- To avoid the need for an indemnity, private driveways will need to be less than 25m in length from the edge of the adoptable highway. This takes account of the need to ensure that householders are not required to carry their waste more than 25m from their dwelling to the bin collection point.
- If a private driveway must be more than 25m long (such as a barn conversion for instance) but serves less than 10 houses, the householders will be expected to bring their bins to the bin collection point at the edge of the public highway.

WM5 Requirements for collection vehicle access and approaches (general)

Local Plan policies	SNLPP2 (INF1) NLPP2 (Q2, IFS2) WNLP (Q3)
Threshold	All
Financial	Not applicable
Non-financial	Collection vehicles will only travel along roads that are built to an adoptable standard and will not enter areas classed as private driveways. Roads should be constructed so that refuse vehicles can enter and exit mainly in a forward direction, eliminating or reducing as far as possible the need to reverse.
Exemptions	None

8.1.20 The Council does not take waste collection vehicles onto private property for the purpose of collecting domestic waste. There are some rare circumstances where it is necessary to drive onto private property. These are mainly where there are health and safety concerns over stopping the vehicle elsewhere – on a busy road for example or the distance from the storage point to the collection point that may create a manual handling risk.

WM6 Requirements for vehicle access and approaches (private roads)

Local Plan policies	SNLPP2 (INF1) NLPP2 (Q2, IFS2) WNLP (Q3)
Threshold	All
Financial	Not applicable
Non-financial	Where access to private drive serving more than 10 dwellings/flats is considered necessary, the following will need to be addressed: A An indemnity will be required from the developer/landowner and the developer/landowner will be notified of this via an informative on the planning decision notice B The Council will only consider obtaining an indemnity from a management company rather than from a group of residents C These private areas will be expected to be constructed to an adoptable standard in terms of loading (to withstand up to a 32 tonne waste collection vehicle) and layout for this vehicle measuring 11.2m x 2.55m with turning circles or hammerheads to facilitate this. Details should be submitted with the planning application D To avoid the need for an indemnity, private driveways will need to be less than 25m in length from the edge of the adoptable highway. This takes account of the need to ensure that householders are not required to carry their waste more than 25m from their dwelling to the bin collection point In the case of private driveways which are necessarily longer than 25m (such as a barn conversion) but serve less than 10 houses, the householders will be expected to take their bins to a bin collection point at the edge of the public highway.
Exemptions	None

vii. Requirements for new refuse and recycling vehicles

8.1.21 There is a need to provide developer contributions for new refuse and recycling vehicles. For every approx. 5,000 houses built, a new refuse collection vehicle is required to collect the residual waste one week and the dry mixed recycling the following. These cost approximately £240,000 each. For every 10,000 new properties built, an additional food waste vehicle which cost around £120,000. There is also a need a garden waste vehicle for every extra 10,000 additional properties, which is also a cost of £240,000 each.

WM7 Requirements for new refuse and recycling vehicles

Local Plan policies	SLPP2 (INF1) NLPP2 (Q2, IFS2) WNLP (Q3)
Threshold	Major developments
Financial	£85 per dwelling
Non-financial	Not applicable
Exemptions	None

9 Open Space

9.1 Overview

- 9.1.1 The NPPF recognises that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities. Alongside other Green Infrastructure assets, areas of open space, and sports and recreation land provide an important community function and can make a significant contribution to health and wellbeing. Open spaces will also need to be provided as part a development scheme in order to meet the requirements of existing and future residents.
- 9.1.2 The NPPF highlights the importance of open space in achieving sustainable development (paragraph 8). Paragraph 98 states that planning policies should plan positively for the provision and use of shared spaces, community facilities (including open space) to enhance the sustainability of communities and residential environments.
- 9.1.3 Paragraph 103 of the NPPF sets out that planning policies for open space and recreation should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision.
- 9.1.4 The adopted Part 2 Local Plans outline the requirements for open spaces based on the latest evidence available at the time.
- 9.1.5 In support of the emerging WNLP, new evidence has been produced which both audits the open space within West Northants and provides the standards that proposals should seek to provide either on or off-site. The West Northamptonshire Open Space Assessment (February 2025) can be found in the evidence section on the emerging WNLP web pages. The outcome of this study has been used to provide details on how developer contributions will be sought for open space and associated requirements.
- 9.1.6 The latest evidence base, can be found here:

[New Local Plan for West Northamptonshire | West Northamptonshire Council](#)

- 9.1.7 The relevant documents are:

West Northamptonshire Council Open Space assessment (February 2025)
West Northamptonshire Open Space Assessment (Executive Summary)(February 2025)
Map 1: West Northamptonshire Sub Areas
Maps 2 – 13: West Northamptonshire Open Spaces
Maps 14 – 17: LSOAs and Sub-Areas
Maps 18 – 29: Open space quality assessment

Maps 30 – 41: Open spaces value assessment
 Maps 42 – 46: Open space accessibility – existing standard
 Maps 47 – 51: Open space accessibility – proposed standard

9.1.8 For the purposes of the determination of planning applications, it is considered appropriate to use the latest evidence base on open space to assess what level of developer contributions should be sought. Although the three local plans were adopted at different times, and reference was made to the existing evidence base, it is important that assessments utilise the latest information available to ensure that the correct level of developer contributions is calculated.

9.1.9 In summary, open space includes the following typologies within Table 1:

Table 1: Open space typologies and definitions

Typology	Definition
Parks and gardens	Including urban parks, country parks and formal gardens
Amenity green space	Informal recreation and green spaces in and around housing, with a primary purpose of providing opportunities for informal activities close to home or work or enhancing the appearance of residential and other areas
Natural and semi natural open space	Including woodlands, urban forestry, scrub, grasslands (eg downlands, commons and meadows) wetlands, open and running water, wastelands and derelict open land and rock areas (eg cliffs, quarries and pits).
Churchyards and burial grounds	Open spaces where people are laid to rest
Provision for children	Equipped children's play areas and adventure playgrounds that are perceived to cater for children under 9
Provision for young people	Facilities for young people serve children over the age of 8 and may include BMX tracks, Multi Use Games Areas (MUGA) and play areas designed for older children.
Allotments	Area for growing food and includes allotted spaces, community gardens and city (urban) farms

9.1.10 The standards that have been developed through this latest evidence are set out in Table 2 below. These will be included in the next version of the WNLP.

Table 2 – Open space standards identified in the West Northamptonshire Open Space Assessment for 2025

Typology	Brackley (ha per 1000 population)	Daventry (ha per 1000 population)	Northampton (ha per 1000 population)	Towcester (ha per 1000 population)	Rural (ha per 1000 population)	Accessibility – walking threshold (metres)	Quality standard based on Green Flag Award benchmark	Value standard based on "Assessing needs and opportunities: a companion guide to PPG17"
Allotments & Community Gardens	0.3	0.3	0.3	0.3	0.3	1,000m	Good Quality Score	High Value
Amenity Greenspace	1.5	1.5	1.5	1.5	0.6	480m	Good Quality Score	High Value
Cemeteries & Burial Grounds	No standard	No standard	No standard	No standard	No standard	No standard	Good Quality Score	High Value
Civic Space	No standard	No standard	No standard	No standard	No standard	No standard	Good Quality Score	High Value
Natural & Semi-natural Greenspace	1.5	2.7	1.8	No standard	2.7	720m	Good Quality Score	High Value
Parks & Gardens	0.4	0.8	1.26	1.26	1.26	710m	Good Quality Score	High Value
Provision for Children & Young People	0.25	0.25	0.25	0.25	0.25	LAP – 100m LEAP – 400m NEAP – 1000m	Good Quality Score	High Value

9.2 Assessing the need for planning obligations

9.2.1 To calculate the open space requirement for new development, the following steps should be used:

Step 1: assess the population arising from the proposed development

Step 2: input the information into the online calculator [at adoption this will be added to the website] to calculate the amount of each typology that is required

Step 3: use the evidence base documents to identify if there are sufficient surpluses in each typology, meeting the accessibility standards, to accommodate the need arising from the development. Such assessment to also consider the quality of existing open space typologies.

Step 4: Identify how any shortfalls will be addressed – this to include addressing any issues concerning poor quality and low value in existing provision

9.3 Meeting any deficiencies

9.3.1 Any existing deficiencies in quantity should be met on site unless there are convincing reasons to provide off site. Where the need arising is to be met by existing surpluses, these will need to be of sufficient quality currently and capable of accommodating additional pressures and within accessibility requirements. Financial contributions to upgrade and/or meet additional maintenance costs will be sought.

Table 3: Cost of provision and maintenance for each open space typology (2025 Prices)

Typology	Cost per hectare (provision)	Cost per hectare (maintenance per year)
Allotments and community gardens	£139,570.55	£4,050.34
Amenity greenspace	£132,592.02	£4,050.34
Natural and semi-natural greenspace	£195,398.77	£4,050.34
Parks and gardens	£362,883.44	£2,665.80
Provision for children and young people	£943,542.99	£246,202.45

9.4 Ongoing Management/Maintenance of Open Spaces

9.4.1 Developers will need to identify how the open spaces will be maintained. The Council will usually expect these to be passed to a parish council or a management company. Arrangements will be secured in the section 106.

9.4.2 In exceptional cases where open spaces are passed to the Council arrangements will need to be in place to cover the maintenance costs for a 25 year period.

OS1 Open space

Local Plan policies	WNJCS S&CLP (CW2) SNLPP2 (GS1) NLPP2 (ENV2) WNLP (PL12 PSID)
Threshold	Northampton – all major developments South Northamptonshire – 6 dwellings or more Daventry – 10 dwellings
Financial	The Council will seek financial payments if on site/off site provision cannot be made. Payments for off site provision will be determined in accordance with the recommended provision standard and maintenance formulae outlined in the latest evidence base on Open Space, Sport and recreation
Indexation	CPI
Non-financial	The level and type of obligations will be dependent on current provision in the area and the proximity of the proposed development to existing provision. The Council's preferred approach is to require the developer to provide the additional provision on site. If it is not possible to provide on site, the developer will be required to

Exemptions

make due provision elsewhere, subject to the Council's agreement.

The Council will require the maintenance and management of additional open space/facilities to be secured by the developer. Where the asset is to be transferred to the Council, a payment to cover a minimum of 25 years cost of management and maintenance will be required.

Development proposals in an area where all open space typologies are in surplus and in good quality and of high value.

Sheltered Housing or Extra Care for the Elderly – however in such cases provision should be made for communal amenity areas as an integral part of the development

10 Sports Pitches

10.1 Overview

10.1.1 The NPPF clearly states that Local Plans need to plan positively for social, recreational and cultural facilities including sports pitches and sports facilities. It is important that these facilities are available for communities to not only meet sports and social needs but also to maintain and enhance the population's physical and mental health as well as help reduce obesity.

10.1.2 Sports pitches and facilities need to be located close to or within new developments so that they can ideally be reached by sustainable modes such as walking, cycling and wheeling. However, it is noted that some sporting facilities, such as swimming pools and sports halls, may require further distance to be travelled.

10.1.3 To understand the current quantity and quality of sport provision in West Northamptonshire, an audit by external consultants was commissioned (West Northamptonshire Open Space Assessment, TEP February 2025). The audit reviewed the quality and quantity of sports pitches across a number of sports and sports facilities, the review also assessed the current demand and the future demand. Resulting from this, actions were recommended for the provision of new or upgraded pitches and sports facilities across the local authority area.

10.1.4 The audit is the Playing Pitch Strategy and Sports Facility Strategy Assessment Action Plans. The documents can be found within the section of the West Northamptonshire Local Plan [evidence page](#). In totality this includes the following documents:

- a. West Northamptonshire Council – Playing Pitch Strategy Assessment Report - April 2024
- b. West Northamptonshire Council – Playing Pitch Strategy – Strategy and Action Plan - April 2024
- c. West Northamptonshire Council – Sports Facility Strategy Assessment Report - April 2024
- d. West Northamptonshire Council – Sports Facility Strategy – Strategy and Action Plan - April 2024

10.2 Assessing the need for planning obligations

10.2.1. To calculate the impact of new development on sports pitches and sports facilities, the Council will use the current Sport England Sports Pitch and Sports Facility calculators which is the recommended methodology within the above evidence.

- 10.2.2 From there, once quantities of pitch provision and sport facility are understood, a review of the above evidence should take place to understand the context of any existing provision near to the proposed development; this should be completed by the applicant and will then be reviewed once submitted. A decision can then be made on the extent of direct pitch provision and/or sport facility delivered and/or on the contributions required to be made towards provision.
- 10.2.3 The calculators are available only to Local Authorities but are the agreed methodology to use when calculating need and costs of sports pitch and facility provision. They use the latest Office of National Statistics (ONS) population figures to determine the profiles of developments. Together with the latest sport provision evidence and the number of dwellings proposed, the calculator generates the needs and costs associated with a proposal. This will then be shared with the applicant.
- 10.2.4 The Council will use the standards contained within the Sport England calculators to assess the required provision, including its long term maintenance.
- 10.2.5 The following steps will be used:
- Step 1: Use the SE pitch calculator to generate development's need for pitches
 - Step 2: Use the SE facility calculator to generate development's need for facilities
 - Step 3: Depending on the size of development, consider whether the site should or can deliver the provision
 - Step 4: Review the above sport pitch and facility evidence (or successor evidence) to determine whether there are actions for existing provision, and that are within the recognised accessibility distances that could be improved.
 - Step 5: Based on both the SE calculations and the existing provision nearby, provide a recommendation for one or more of the following:
 - a. new onsite or off-site provision
 - b. direct upgrades to existing provision; or
 - c. contributions to existing or new provision
- 10.2.6 Further information on the methodology and an example of the application can be found in Appendix 4.

10.3 Improvements to existing provision

- 10.3.1 Should a proposal be unable to directly deliver sports facilities and pitches on site, the Council will expect the applicant to identify where nearby provision

can be upgraded. The applicant will need to review the West Northamptonshire Council Playing Pitch Strategy and Sports Facility Strategy Assessment & Action Plans which can be found within the evidence section of the West Northamptonshire Local Plan [evidence page.](#)

10.3.2 Applicants should also consider any new developments nearby and the proposed, emerging sports provision on those sites; in some cases, a cumulative solution between sites could be presented to the Council for consideration.

10.3.3 Nearby sports facilities and pitches, up to a journey distance of 4km from the application site, should be reviewed.

SP1 Sports Pitches

Local Plan policies	S&CLP (CW1, CW3) SNLPP2 (SDP2, INF2) NLPP2 (CRC5) WNLP (PL12 PSID)
Threshold	Major development
Financial	Costs for delivering and ongoing management of new sports pitches (where identified) will be calculated using the Sports England methodology
Indexation	CPI
Non-financial	
Exemptions	None

11 Affordable Housing

11.1 Overview

11.1.1 The WNJCS requires the delivery of 42,620 net additional dwellings over the plan period to 2029. The emerging WNLP (regulation 18 stage), which was released for consultation in spring 2024, identifies the need to deliver 2,173 dwellings per annum. Over the Plan period (2023 to 2041) this amounts to a requirement of 39,150. Following a change in Government, and the publication of a new NPPF in December 2024, the requirements for additional dwellings in West Northamptonshire has increased by a further 9,000. The new Local Development Scheme for the WNLP Plan, approved in February 2025, identifies that the timeline for the plan has been extended to 2043.

11.1.2 Current local plan policy requirements for affordable housing and housing mix for the areas within West Northamptonshire can be found here:

[Daventry Local Plan \(Part 2\) | West Northamptonshire Council](#)
[Northampton Local Plan \(Part 2\) | West Northamptonshire Council](#)
[South Northamptonshire Local Plan \(Part 2\) | West Northamptonshire Council](#)

11.1.3 The Council expects affordable housing to be provided on site as an integral part of any new housing development. There may however be exceptional circumstances where affordable housing cannot be provided on site. In such situations off site provision and/or commuted payments may be acceptable, subject to the Council's agreement. The exceptional circumstances in which off-site provision or financial contributions will be considered in lieu of on-site provision include:

- Where development is taking place in an area where, in the view of the Council, there is already a high proportion of affordable housing, and to require more would work against the development of a balanced community.
- If the development is on a site which is particularly suited to flats, and the local requirement or evidenced need is for family houses.
- If the Council considers the proposed development is in a high cost development area and better value could be achieved through the procurement of affordable housing elsewhere in the district. However, this objective will be set against the need to maintain mixed communities.
- Where, if the affordable housing was provided on-site, the number of affordable homes provided would be too few to be economical to manage. In such cases, the housebuilder will need to provide clear evidence demonstrating that the on-site provision is not viable to manage.

- Where the Council considers the affordable housing would be very expensive for occupiers. This situation can arise with apartment blocks with high service charges which apply equally to purchasers and occupiers of affordable housing.
- The provision of specialised accommodation within which the provision of affordable accommodation is considered by the Council not to be required or practical.

11.1.5 The above will be considered within the context of creating mixed and sustainable communities and the reasonable prospect of alternative sites or land being readily available to deliver the affordable housing requirement. Off-site provision or financial contributions will not be accepted simply because this is the developer's preference, or the preference of people living near a development site

11.1.6 An alternative mix will be supported where this is evidenced by a more up-to-date and robust assessment of needs at an appropriate local level or is necessary to respond to particular local circumstances.

11.2 Off-site provision

11.2.1 Where off-site provision is agreed with the Council, developers should ensure that they are able to fulfil the full requirement of affordable dwellings in relation to market houses. This is often referred to as parity of provision and is illustrated in the example below:

A housing scheme consisting of 100 dwellings is proposed;

- Provision of 40% affordable housing would be required, equating to 40 affordable homes and 60 market homes

As the site will now deliver an additional 40 units of market housing, the following calculation needs to be applied to reflect this increase:

- Original number of affordable housing units/Original number of market units = 66.67
- This ratio is applied to the original affordable number of homes on the site: $40 \times 66.67 = 26.67$ additional homes.

Therefore, offsite provision will be $40 + 26.67 = 66.67$ affordable homes (rounded up to 67).

11.3 Commuted Sums

11.3.1 Where the Council decides that a commuted payment in lieu of on-site affordable housing provision is appropriate, any money received will be used:

- To support the provision of additional affordable housing on alternative sites.
- To support the provision of larger affordable housing units on alternative sites.
- To support the provision of a higher proportion of social rented units on other sites than would otherwise be achievable.
- To support the renovation or refurbishment of existing housing for affordable housing purposes.
- For any other action which supports the delivery of additional or more useful affordable housing in the District or which benefits people with a connection with the District.

11.3.2 Any financial contribution should be based on the equivalent amount which would be contributed by the developer/landowner were the affordable housing to be provided on site, but at all times must be sufficient to deliver the right number and sizes of affordable housing.

11.3.3 The following formula should be used to calculate the appropriate financial contribution;

R 100% M = Residual land value with 100% market housing

RV AH = Residual land value with X% affordable housing

Equivalent commuted sum = (RV 100% M minus RV AH).

11.3.4 Arrangements for payment of the developer contribution will need to be included within the planning obligation and will normally include a trigger mechanism (e.g. staged payment will be required on completion of X units).

11.3.5 Where development takes place over several years developers will be required to submit a revised financial appraisal based on indexing at each trigger point in order to assess what the cost of providing affordable housing would have been at that time. The viability of each phase of development will be assessed at the time it comes forward for development.

11.3.6 The planning obligation will also (as appropriate) indicate the time period within which any financial contribution must be committed. This is usually 10 years.

11.3.7 Financial contributions received and spent will be recorded in the Council's Annual Monitoring Report which is currently in the form of an Infrastructure Funding Statement.

11.3.8 Note: upon adoption of this SPD paragraphs 11.3.1 to 11.3.7 above will replace:

Daventry Housing SPD

Section 5.12 On and Off-site Provision and Financial Contributions on pages 20-

Northampton Housing SPD

Section 9 – Off Site Provision on pages 17-20

South Northamptonshire Housing SPD

Section 8.2 A Presumption in Favour of On-site Provision on pages 41-42

11.4 Phasing of Affordable Housing

11.4.1 Affordable housing should be built out alongside, and broadly proportionately, to the amount of market housing at any one time. This will be required or managed by condition or through planning obligations.

11.4.2 In some cases, viability issues can justify a low percentage of affordable in the early phases. In such cases, the planning obligation should contain provisions allowing any reduction in the provision of affordable housing to be 'made up' in later phases.

11.4.3 The number of phases will be dependent on the number of properties on the development.

11.4.4 The precise phasing for each development will depend on the specifics including its scale, however as a general indication the following approach will be taken:

- Not to occupy, cause or permit occupation of more than 50% of the market housing units (within a phase) until all (or at least 75%) of the affordable housing units have been constructed in accordance with the planning permission and made ready for occupation and written notification of such has been received by the Council.
- Not to occupy, cause or permit occupation of more than 75% of the market housing units (within a phase) until all of the affordable housing units have been constructed in accordance with the planning permission and made ready for occupation and written notification of such has been received by the Council.
- Not more than 95% of the market housing shall be occupied before 100% of the affordable housing units have been built and are ready for occupation

11.4.5 Note: upon adoption of this SPD paragraphs 11.4.1 to 11.4.4 above will replace:

Daventry Housing SPD
Section 5.9 Phasing on pages 17-18
Northampton Housing SPD
Section 8, Key principle 10, pages 14-15

11.5 Viability Assessment

11.5.1 The Council expects development proposals to adhere to the levels of affordable housing provision as set out in the WNJCS policy.

11.5.2 In cases where applicants state that their scheme would be unviable when met with requests for affordable housing, they must support their case with a viability appraisal. Ideally this should be submitted with the planning application, however in complex cases there may not be sufficient information available on, for example, the costs of infrastructure or planning obligations to mitigate the impact of the development for an accurate appraisal to be submitted with the planning application. In such cases an appraisal should be submitted as soon as reasonably practicable.

11.5.3 On larger sites expected to be developed over a number of years or where there is a significant divergence from the policy requirement, consideration will have to be given to including a review mechanism in respect of phases following the initial development to take account of changes (up or down) in market conditions and other viability factors. This review mechanism will examine the viability later in the 'buildout' of the development and identify if the previously agreed level of affordable housing is still appropriate

11.5.4 When applicants submit evidence of non-viability, the Council will expect to see the calculations for the inputs set out in enough detail for viability to be properly assessed, audited and tested.

11.5.5 if the Council is satisfied that the financial appraisal confirms the affordable housing requirement cannot be provided it will consider a number of options in the following order of priority:

Option 1 – Investigating whether sources of funding are available to address any shortfall

Option 2 – Investigating whether other costs e.g. those associated with design uplifts or associated with planning obligations could be reduced.

Option 3 – Investigating whether a lower level of affordable housing and/or a change in tenure mix in accordance with housing need would improve viability. Where appropriate this could relate to early phase(s) only with a

review for later phases. Any undersupply in the early phases should, where possible, be made-up in later phases.

11.5.6 In cases where a reduced initial requirement for affordable housing is agreed consideration will be given to including a review mechanism having regard to;

- The scale of the proposal
- The expected period for the completion of the development
- The extent of divergence from the policy.

11.6 Clustering

11.6.1 In the interests of creating mixed and sustainable communities the design of schemes should create 'tenure blind' developments. The Council will expect affordable housing to be integrated in modest groups throughout a development site, rather than concentrated in one particular area. In determining the appropriate size of individual clusters of affordable housing the following factors will be taken into account:

- The size and location of the development
- The tenure mix of the affordable housing
- Responsibility for non-adopted highway and landscaping
- Management and maintenance issues, including those in flatted schemes, and specialist forms of accommodation such as retirement housing.

11.6.2 As a general guide groupings of between 5 and 12 units are likely to be acceptable on sites of up to and including 200 dwellings, however this is dependent on the type of dwellings proposed i.e. it may not be possible to achieve this grouping where a development includes the formation of flats or apartments. On large development sites above 200 dwellings groupings of between 5-20 dwellings would be acceptable. The groupings of affordable housing should be distributed across the development site, rather than concentrated in particular locations. Each grouping should include a mix of units sizes.

11.6.3 Note: upon adoption of this SPD paragraphs 11.6.1 and 11.6.2 above will replace:

Daventry Housing SPD

Section 5.8 Clustering on pages 16-17

Northampton Housing SPD

Key principle 10 (on cluster) and paras 8.6 – 8.8 on pages 14-15

South Northamptonshire Housing SPD

Section 8.1 General principles on clusters on page 40

AF1 Affordable Housing

Local Plan policies	WNJCS (Policy H2) S&CLP (Policy HO8) SNLPP2 (Policy LH8) NLPP2 (Policy HO2) WNLP (H2)
Threshold	Former Daventry district: 10 dwellings or more Former South Northamptonshire: 10 dwellings/ 0.5ha or more Former Northampton Borough: 15 dwellings or more
Financial	Affordable housing should be provided on the application site as an integral part of the development. In exceptional circumstances, commuted payments in lieu of on-site provision may be supported.
Non financial	Affordable housing should be provided on the application site as an integral part of the development. In exceptional circumstances, off site provision in lieu of on-site provision may be supported.
	Affordable housing will be built out alongside, and proportionate, to the amount of market housing being constructed on site at any one time. This will be secured by condition or through legal agreements.
	Affordable housing should be integrated within the development to create sustainable, inclusive and mixed communities. They should be in small groups as set out in para 11.6.2.
Exemptions	None

12 Commercial Schemes (Affordable Workspaces)

- 12.1.1 The West Northamptonshire Light Industrial and Workshop Demand Study (Avison Young, March 2025) recommended that affordable workspaces be included in regeneration and mixed use schemes. An affordable workspace is a space where rents are maintained below the market rate for a specific social, cultural or economic development purpose. Included are workspaces for specific sectors that have social or cultural value, such as charities or social enterprises, artists' studios and designer-maker spaces, disadvantaged groups starting up in any sector, the provision of educational outcomes through connections to schools, colleges or higher education, and supporting start-up businesses or regeneration.
- 12.1.2 Rents for employment space can be high in West Northamptonshire, particularly in Northampton. This can make it difficult for some types of businesses, including start ups, to start and sustain their business enterprises. Small and medium sized businesses are important for creating successful places. Like affordable housing, there is potential for large new commercial developments to make provision for this type of space, where suitable units are let at below market rates. The West Northamptonshire Economic Growth Strategy (EGS), which was approved by the Council's Cabinet on 4 March 2025 sets out a clear plan to drive inclusive, sustainable economic growth between 2025 and 2030 underpinned by a longer-term vision to 2041.
- 12.1.3 It sets out a list of priorities including Priority 6: Deliver Quality Employment Sites and Premises aligned to Investment Sectors. It acknowledges the need for workspaces to support SME's, including affordable space. SMEs often have specific needs for space and these can vary for different sectors. The EGS seeks to ensure that the Council will continue to monitor requirements for different types of space for SMEs and work with partners to help bring forward additional space where appropriate. The council will also help to take forward the actions set out in the West Northamptonshire Light Industrial and Workshop Demand Study which identified a requirement for additional units between 500 and 5,000 sq ft. The provision of affordable workspace (such as Vulcan Works) is also important for SMEs and the council will support the provision of new affordable space. The Regulation 18 consultation draft Local Plan for West Northamptonshire, released in the summer of 2024, included a policy on supporting affordable workspaces (Policy EC2).
- 12.1.4 A developer valuation, to be agreed with the LPA, will determine the local market rent and be used to agree a percentage of market price considered to be affordable. There may be circumstances where small individual units may not be the best solution. Whilst these types of units are preferred, alternative measures such as shared workshops and makers spaces and hot-desking membership models, where justified by evidence of need, may be acceptable. This will be agreed on a case-by-case basis.

12.1.5 It is expected that on-site affordable workspace will be managed by a recognised affordable workspace provider. Where a developer wishes to manage the affordable workspace, they will need to provide information on how this would work. Affordable workspace should remain for at least 15 years, but ideally in perpetuity, from the date of first occupation and be subject to an agreed Management Plan.

12.1.6 Developers will be expected to provide annual reports to the LPA detailing the outputs and outcomes from the space(s) for the duration of the affordable workspace provision. Any significant changes to the provisions or management of the workspace during its lifetime should be agreed in writing with the LPA. The arrangements may be reviewed or ended where the LPA is satisfied that the developer/owner has been unable, having made reasonable attempts, to lease the affordable workspace to an approved affordable workspace provider, or directly to an approved charitable/ not for profit-end user.

12.1.7 Where on-site provision is not possible, off-site provision may be accepted where it would deliver suitable benefits. Such circumstances could include:

- Where a hard to let vacant property is brought back into use.
- Within the overall development on mixed use sites where there are a range of landowners.

AF1 Affordable Workspaces

Local Plan policies WNLP (EC2)

Thresholds Schemes of 500 sq.m or more

Financial

Non - financial The Council will negotiate the requirements for affordable workspaces on a case by case basis. Provision could be either on – site if the development is large enough to accommodate on – site provision or in the case of smaller developments could be secure by a contribution for off - site provision.

Exemptions

13 Economic Development

a. Economic growth

13.1.1 Developer contributions can also be sought to assist with the delivery of economic growth. The West Northamptonshire Economic Growth Strategy (EGS) identifies a series of Investment Sectors which will be important to generate higher levels of economic impact, including higher paying, higher skilled jobs and increased productivity. The central focus of the Investment Sectors is “innovative technologies”. Innovative technologies refers to the application and use of new technologies to develop and commercialise new products, processes and services. It will draw on West Northamptonshire’s intellectual capital and it has strong synergies with the knowledge economy. This central focus will underpin six other sectors which are identified as priorities for growth and are listed below:

- Motorsport
- Creative and digital
- Clean energy
- Life sciences
- Advanced logistics
- Advanced manufacturing

13.1.2 This sector focus has informed a more detailed vision for West Northamptonshire to 2041, which is:

‘We want to become the beating heart of the country’s technology revolution, developing and utilising innovative technologies which builds on our sector strengths. We will capitalise on our central and well connected location to create a thriving West Northamptonshire. We will work with new and existing businesses to deliver high quality jobs which secure economic growth. This will create inclusive opportunities for all of our residents, businesses and future generations.’

13.1.3 Key to delivering the EGS is the right supply of qualified labour. The West Northamptonshire Employment Support Service (WNESS) provides essential support to assist residents in securing quality sustainable, local employment. By bridging employers with the skilled local labour market, the WNESS supports the local economy, benefitting all members within the community. It tackles employment challenges and delivers a wraparound suite of activities to support residents into local employment, to enhance skill levels and ability, to connect employers with the labour market and overall to grow the economy.

13.1.4 For new developments, the WNESS will act as a partner with the developer and the occupants of the development site to utilise the skilled local workforce, improve skill levels and assist all stakeholders to thrive in West Northamptonshire. WNC delivers business support to assist employers to grow

locally, resulting in increased employment needs. The WNESS therefore enables employers to access and recruit a skilled workforce. The WNESS works with employers to utilise employment initiatives such as the Kickstart Scheme, the Apprenticeship Levy and working with schools, developing career pathways, supporting work placements and internships.

b Employment opportunities

13.1.5 Given the potential growth across the region, West Northamptonshire Council have taken a strong view that any development must offer a high level of added value to the local economy wherever possible. The fundamental principles of this are:

- Level of local employment opportunities, both temporary & permanent
- Opportunities for training through the construction process
- How much the development and end user will offer the local supply chain through procurement opportunities

13.1.6 The funding provided through S106 for the WNESS not only benefits the community, the economy and the employers locating within this area, but it futureproofs skills and career development in the local area.

13.1.7 The investment from developers through S106 allows the employers on the site to benefit from specialist recruitment support from a pool of highly skilled and varied labour at no cost. This also acts as an additional incentive when securing occupants to development sites. Specific details can be agreed during the developer contributions discussions.

c Construction Phase Apprenticeships and Training Opportunities

13.1.8 Construction Futures have been used as part of S106 by both Northampton and Daventry, and it is important to consider using this mechanism to ensure that the right level of employees are trained appropriately. Fusion 21 is another mechanism used for the same purpose.

13.1.9 The developer must outline a specific number of weeks of training for an agreed number of construction-related apprenticeships/trainees recruited from a source agreed with West Northamptonshire Council. The number of training weeks can be identified with the training provider using a forecasting model such as Construction Futures. The strategy should outline the range of apprenticeships/trainees and skills requirements for which they are able to provide training.

ED1 Economic Development

Local Plan policies	WNJCS (E6) S&CLP (SP1) SNLPP2 Northamptonshire (EMP1) NLPP2 (none) WNLP (None)
Thresholds	15 dwellings or more 1,000 sq.m or more
Financial	Financial contributions will be sought in accordance with the costs per job as outlined in the Council's Employment Support Service document and any subsequent updated documents.
Non - financial	The Council will negotiate the provision of training hours as part of an on-site construction training scheme. This is to be delivered by a training provider, subject to approval by the Council, in combination with developers / applicants as part of the construction process. The training provider will work with developers / applicants to identify and agree the number of trainee weeks which can be accommodated both on and off site for work placements and/or educational visits. Prior to implementation of the scheme, developers / applicants will be required to make a payment for administration of the scheme and provide a construction training strategy. This is to be approved by the Council detailing how the training will be accommodated as part of the development process.
Exemptions	

14 Town Centres - public realm improvements and public art

14.1.1 Residential and commercial development in places which are subject to major growth should contribute towards the enhancement of the town centre.

14.1.2 Investment is planned for all of the towns in West Northamptonshire. Many elements of this are of a commercial nature or have been or are funded from sources other than development. Further funding however is needed to support enhancements of the town centre in the form of public realm improvements and public art. Public realm relates to all those parts of the built environment where the public has free access. It encompasses streets, squares, and other rights of way, whether predominantly in residential, commercial or community/civic uses; the open spaces and parks; and the 'public/private' spaces where public access is unrestricted (at least during daylight hours). It includes the interfaces with key internal and private spaces to which the public normally has free access.

14.1.3 Regeneration projects in the town centres will result in the need to improve the public spaces and connections. This provides an opportunity to deliver improvements to the public realm through the provision of enhanced street furniture or open spaces. The existing Northampton Town Centre Masterplan outlines the overall vision for Northampton Town Centre. Published in 2019, the Masterplan was created and underpinned by a set of design principles, geared towards consolidation of the retail core, growth in density and improved connectivity. It outlines regeneration opportunities and themes within the Town Centre and most of the proposed projects have now secured funding and are in the process of being implemented or completed.

14.1.7 A new masterplan is being prepared for Northampton town centre. In addition, a development partner was approved by the Council's Cabinet in March 2025 to deliver the redevelopment and improvements associated with the former Greyfriars Bus Station⁵ and its surrounding areas. These, when considered for implementation, will have implications for developer contributions.

14.1.8 Successful public art, such as that in Abington Street, demonstrates ambition and innovation and is relevant to its context, engages people and contributes to local identity and history. A wide range of permanent, temporary and process-led works have been developed with communities and these have helped shape the public realm, played a role in integrating existing and new communities, contributing positively to quality of life and bringing social benefits. Public art is supported as a key element of placemaking, through engaging with a diverse audience about issues directly relevant to their lives and ensuring equitable provision and access across all communities.

⁵ Cabinet (4 March 2025)

14.1.9 Developer contributions will be used for a variety of public realm improvements such as improving footways, street furniture, lighting or removal of street clutter.

BE1 Public realm	
Local Plan policies	S&CLP (contained in IDS21) SNLPP2 (Policy SS2) NLPP2 (Policy QE1) WNLP (PL6)
Thresholds	
Financial	
Non - financial	Where the Council determines that public realm improvements are required to enhance the quality of the public space around development, the Council will seek, where appropriate, contributions towards environmental improvements such as enhanced paving materials. street furniture, landscaping, lighting and signage. The Council will also seek contributions for the provision or enhancement of public art, public squares and spaces locally.
Exemptions	

15 Heritage

15.1.1 The West Northamptonshire area has a rich heritage, with a wealth of listed buildings and conservation areas within the towns and villages as well as numerous archaeological sites. The many historic houses and associated historic parks and gardens are a significant feature of the countryside and in many cases provide a valuable tourism asset. The Council therefore supports proposals that will sustain West Northamptonshire's distinctive historic urban and rural landscapes, buildings, sites, archaeology and features by protecting, conserving and, where appropriate, enhancing the significance of designated and non-designated heritage assets and their settings.

15.1.2 The Northamptonshire Tourism Strategy notes that the visitor attractions sector is a diverse and buoyant part of the country's asset base, much of which is built on a rich seam of natural and built heritage which is way ahead of most of England in terms of its historical significance.

HG1 Heritage

Local Plan policies	WNJCS (BN5) S&CLP (EN7) SNLPP2 (HE1 – HE7) NLPP2 (ENV6) WNLP (BN1 – BN5)
Thresholds	All proposals on or affecting heritage assets
Financial	
Non - financial	Where a heritage asset forms part of the application site and is impacted by the scheme, or its setting is affected, the Council will require an obligation from the developer to ensure the delivery of investment, conservation and long term use of the asset in a timely manner as an integral part of the proposed development. Particular attention will be given to measures that will result in assets being removed from the 'Heritage at Risk Register'.
Exemptions	None

16 Natural Environment

16.1 Overview

- 16.1.1 West Northamptonshire has a rich natural environment which encompasses a range of sites that are recognised for their important contribution to the diversity of species and important habitats. These range from sites that have been designated for their local importance to those that are internationally recognised, such as the Upper Nene Valley Gravel Pits Special Protection Area (UNVGP SPA). There are 22 Sites of Special Scientific Interest (SSSIs) across the area and over 180 hectares of land designated as Local Nature Reserves and 729 Local Wildlife Sites (LWS) in the area.
- 16.1.2 Designated sites form a significant and important part of West Northamptonshire's natural resource by contributing to the connectivity and resilience of ecological assets, biodiversity linkages and the landscape as a whole. In the future, these sites will help habitats and species adapt to the effects of climate change.
- 16.1.3 Increasing pressure is being placed on natural habitats, as a result of new development, the wider impacts of climate change and the introduction of non-native species. There is a pressing need to not only protect, enhance and manage the adaptation of existing sites, but also to restore and create habitats at a landscape scale, especially those that are also important to the wider green infrastructure network to enable wildlife to freely move.

16.2 Upper Nene Valley Gravel Pits Special Protection Area

- 16.2.1 Policy ENV5 of the NLPP2 outlines the requirements which developers will need to comply with when considering residential proposals within a specified distance of the Special Protection Area (SPA). Included in this policy is a requirement for a Suitable Access Management and Monitoring (SAMM) contribution. Making the SAMM contribution will remove the need for many developments to mitigate against recreational pressure on site, and avoid the need for an Appropriate Assessment. This will in turn, speed up the determination of these applications.
- 16.2.2 However, some housing schemes, when accounting for their scale, relationship to the SPA or their potential effects (for example changes to bird sightlines, non-physical disturbance or pet predation) may need to provide bespoke mitigation measures in addition to making the financial contribution in order to ensure effective avoidance / mitigation of impacts on the SPA.
- 16.2.3 Where a development will create 10 or more net additional dwellings it is advised that early dialogue with Natural England takes place. Natural England

will then advise the Local Planning Authority if mitigation may be dealt with through a fixed SAMM contribution or if bespoke mitigation is required.

16.2.4 The SAMM figure will be reviewed annually on 6 April.

16.2.5 If bespoke mitigation is required because of the potential effects of a development then a project level Appropriate Assessment will be required.

16.2.6 These SAMM payments are required for new housing (where there is a net gain in the number of units) within 3km of the UNVGPSA. The background to this requirement can be found in the West Northamptonshire Upper Nene Valley Gravel Pits SPA Supplementary Planning Document and Mitigation Strategy.

[West Northamptonshire Supplementary Planning Documents | West Northamptonshire Council](#)

16.2.7 Consideration is being given to extending this distance to 5.9 km. When a revised SPD for the Upper Nene Valley Gravel Pits SPD is approved, the SAMM payments will need to reflect this new threshold.

NE1 SAMM payments for the Upper Nene Valley Gravel Pits Special Protection Area

Local Plan policies	WNJCS (BN4) SNLPP2 (NE1) NLPP2 (ENV5) WNLP (ENV5)
Threshold	Any new residential development where there is a net gain in the number of units within 3km of unit 1 Note: the 3km distance is currently under review
Financial	£479.00 per new dwelling (net gain) - 2025 price
Indexing	Reviewed annually on 6 April using the Consumer Price Index (CPI)
Non-financial	Not applicable
Exemptions	None

16.3 Biodiversity

16.3.1 The Government's aim is to achieve high quality, accessible, natural spaces with increased biodiversity close to where people live and work, with a focus around the equal distribution of environmental benefits and resources to all by 2042. The Environment Act 2021 introduced a number of new duties for local authorities, which are of relevance to nature recovery and biodiversity. This includes:

- Since February 2024, all planning permissions granted in England (with a few exemptions) will have to deliver at least 10% biodiversity net gain
- An enhanced duty for Local Authorities to conserve and enhance biodiversity and report on their actions

16.3.2 Developments which will deliver significant on-site enhancements are required to submit a Habitat Management and Monitoring Plan. The Council will be reviewing monitoring reports submitted by the developers initially on an annual basis (for five years), and then every five years, for a period of 30 years. Developer contributions are therefore required to ensure that there is sufficient resource in place to monitor the progress of biodiversity delivery within the approved schemes.

NE2 Biodiversity Monitoring Charge

Local Plan policies	S&CLP (ENV5) SNLPP2 (NE5) NLPP2 (ENV3)
Threshold	All developments which are subject to a BNG requirement.
Financial	Fee to cover costs of monitoring the delivery of the biodiversity net gain requirement. The amount will be negotiated on a case by case basis.
Non-financial	Not applicable
Exemptions	None

16.4 Trees

16.4.1 WNC will work to manage, protect and expand tree and woodland cover for the next twenty years to 2045. It recognises that well planted, managed and enhanced tree and woodland cover can deliver vital environmental, social and economic benefits now and into the future.

16.4.3 Currently, in West Northamptonshire, woodlands and trees outside designated woodlands covering 9% of land area. This compares to an average current canopy cover of 14.5% in England and a national target to increase canopy cover to 16.5% of land area by 2051.

16.4.4 The Nature Based Solutions Institute 3-30-300 rule recommends a 30% tree canopy target, as there are additional health benefits which are known at this level⁶, including a 2015 study which suggests that doubling tree cover to 30% could have reduced the death toll during extreme heatwaves by 40%. The 3-30-300 rule provides clear criteria for the minimum provision of trees in our communities. It aims to provide equitable access to trees and green spaces and their benefits by setting the thresholds of having at least 3 well-established trees in view from every home, school, and place of work, no less than a 30% tree canopy in every neighbourhood; and no more than 300m to the nearest public green space from every residence.

16.4.5. West Northamptonshire Council has a vision to achieve 20% tree canopy cover by 2045.

16.4.6 The Council will seek to introduce a tree replacement standard like the Bristol Tree Replacement Standard, which will ensure that lost trees are replaced on-site and where this is not possible developer contributions will be required to be placed in a planting budget to plant replacement trees on publicly accessible land.

16.4.7 Replacement tree planting will either take place on open ground or in areas of hard standing such as pavements. Where planting can take place directly into open ground the contribution will be lower than where the planting is in areas of hard standing. This is due to the need to plant trees located in areas of hard standing in an engineered tree pit. All tree planting on public land is to be undertaken by the Council to ensure a consistent approach and level of quality, and to reduce the likelihood of new tree stock failing to survive.

16.4.8 The contribution will cover the cost of providing the tree pit (where appropriate), purchasing, planting, protecting, establishing and initially maintaining the new tree. In Bristol, the level of contribution is as follows and the Council will apply a similar charge:

Tree in open ground (no tree pit required)	£765.21
Tree in hard standing (tree pit required)	£3,318.88

The "open ground" figure will apply in the following circumstances:

- Where development results in the loss of Council owned trees in open ground.
- Where development results in the loss of trees on the development site, and is unable to provide replacement tree planting on site. In both these cases the Council will provide replacement tree planting in the nearest appropriate area of open space.

The "hard standing" figure will apply in the following circumstances:

- Where development results in the loss of Council owned trees in areas of hard standing.
- Where new tree planting in hard standing is required to mitigate the impact of development (for example street trees required as part of highway improvements).

16.4.9 In the first of these cases the council will locate replacement tree planting in areas of hard standing as close as reasonably practical to the development site; and in the second of these cases the Council will implement tree planting in specific locations identified through the planning approval process.

NE3 Trees

Local Plan policies	WNJCS (none) S&CLP (CW2) SNLPP2 (NE4) NLPP2 (none) WNLP (BN11)
Threshold	Development which will result in the loss of trees
Financial	Where a replacement tree on-site is not possible, funding for replacement trees as follows: Tree in open ground (no tree pit required) £765.21 Tree in hard standing (tree pit required) £3,318.88
Non-financial	The amount required will depend on the number and size of the trees lost Replacement tree on-site
Exemptions	None

17 Transport

17.1 Overview

- 17.1.1 Most developments are likely to generate new transport movements and will have some impact on the local and strategic transport networks. In the case of many development schemes, specific works and improvements will be required either on-site and/or off-site to mitigate the direct impact of the development scheme on the transport network and to make the proposed development acceptable in Highways terms. The types of improvements sought may include, but are not limited to junction improvements, provision of traffic signals, traffic calming, walking and cycling related measures, public transport and infrastructure enhancements, car clubs, and parking controls. These can be described as development specific transport works and are normally required to be implemented as part of the development scheme.
- 17.2 West Northamptonshire's existing strategic rail and road connections make the area economically attractive for distribution, logistics and other industries which rely on national and international connections. However, these connections (M1, A45 and A43) are also attractive for local trips which increases congestion around junctions and on the strategic road network, with freight and passengers causing congestion on the rail network (West Coast Main Line).

17.2 Development Plans

- 7.2.1 Existing local plans and the emerging local plan for West Northamptonshire have identified a range of current and potential future transport schemes that are currently underway, or may take place during or beyond the Local Plan period. These are required to:

- A.Support growth particularly in areas allocated for Sustainable Urban Extensions
- B.Improve the transport services currently on offer
- C.Provide options for more sustainable modes of movement

- 17.2.2 The schemes include:

1. Northampton to Market Harborough railway line
2. Brackmills and Northampton Station corridor improvements (including onward rail links to Bedford and Wellingborough)
3. Northampton Growth Management Scheme (A43 and A45)
5. A43/ A5 roundabout improvements at Towcester – under construction
6. Northampton Northern Orbital Route

- 17.2.3 There are also a number of strategic opportunities have been identified that have the potential to improve the range of destinations served by direct trains from Northampton and to improve access between cities to the north of Northampton and between Northampton and the wider Oxford-Cambridge Corridor.
- 17.2.4 The Northampton North-West Relief Road is currently under construction and, when complete, will enable growth to the west of Northampton where there are several SUEs allocated in the WNJCS. The former Northampton to Market Harborough railway line plays a significant role in the biodiversity network of Northampton and beyond, with a series of identified Local Wildlife Sites (LWS) located within/alongside it due to the species rich neutral grasslands (a Priority Habitat under the Natural Environment and Rural Communities Act, 2006) found within them, as well as itself, being a wildlife corridor. The route is also part of the National Cycle Network (route no.6), providing a continuous traffic free route between the two towns. Any proposals to re- open the line would need to provide a parallel (but not along the same trackbed) walking, wheeling, and cycling route between the towns. .
- 17.2.5 The Towcester Relief Road has been identified as being essential for both the growth of the town, a core component of the Towcester South development and also a means to reduce the volume of vehicles moving through the town. The relief road, currently under construction, will also connect the A5 and A43 which are a part of the strategic road network.
- 17.2.6 The Council is exploring options for the provision of highway improvements to the north of Northampton to relieve existing settlements of the impacts of traffic and to facilitate more reliable journey times in this part of the town. Further work is underway to provide an understanding on the need, benefit, costings and potential funding sources.
- 17.2.7 The Infrastructure Delivery Plan 2024 outlines the transport schemes and projects that have started or are in the pipeline.

17.3 Local Transport Plan 2025 – 2045

- 17.3.1 The Local Transport Plan⁶ (LTP), the first to be developed by West Northamptonshire Council, supports the Council's Vision: to make West Northants a great place to live, work, visit and thrive. It sets out the Council's long-term strategy for maintaining and improving all aspects of local transport, whilst supporting the commitment to tackle environmental issues.
- 17.3.2 Since development proposals will have an impact on the transport network, developers and planning applicants will need to contribute towards mitigating

⁶ West Northamptonshire Local Transport Plan 2025 – 2045 (West Northamptonshire Council, March 2025)

the impacts of their schemes, particularly where they impact on the projects associated with the Council's long term strategy. These include:

- Bus Service improvements and enhancements – covering bus priority measures and improving connectivity to serve employment hubs, rural areas and rail stations for a more integrated public transport network. Focus on improving journey time and service reliability, as well as enhancing existing services and infrastructure. Reinforced by the Council's Bus Service Improvement Plan and vision to provide attractive and accessible bus services.
- Northampton Bus and Coach Station Upgrade and Integration – An enhanced bus station and coach facility in Northampton town centre to accommodate additional services, provide enhanced amenities for customers, and improved connectivity and wayfinding with Northampton Railway Station.
- A45 Junction upgrades – Upgrades at Queen Eleanor Interchange, Brackmills and the Great Billing Interchange form part of the Northampton Growth Management Scheme, a joint project between the Council and National Highways to improve junctions along the A45 between M1 Junction 15 and the Great Billing Interchange. These upgrades will help to resolve network congestion and improve journey reliability.
- A43 Dualling Phase 3 to Holcot/Sywell Junction –Following on the delivery of Phase 1 and 2, Phase 3 will contribute to relieved congestion hotspots, reduced journey time delay and improved road safety.
- Mobility Hubs – Bring different modes of travel together in strategic urban, suburban and rural locations, to support the transfer between modes and to provide alternative form of transport. There are suggested interventions to deliver these in Brackley, Daventry, Towcester, and Northampton that will help to better integrate existing and planned public transport and active travel networks.
- Local Cycling and Walking Infrastructure Plans – detailed strategic approach to identifying cycling and walking improvements at a local level, benefitting key urban towns and their surrounding areas. A network plan will identify preferred routes and a prioritised programme of infrastructure improvements for future investment.
- Measures to support decarbonisation of the traffic, bus and freight – targeted at reducing emissions from transport, and supporting the transition to electric vehicles, bicycles, vans and low emission buses. These support movements of people and goods, cleaner air quality and will help West Northamptonshire to meet its net zero targets
- All designated walking routes including the Public Rights of Way (PRoW) network will be required to provide connections for pedestrians across large areas of green space across West Northamptonshire. Although the network provides comprehensive coverage across the Council area, the quality of many routes and wayfinding signage varies significantly. Most of the network is not suitable for travel in poor weather, at night, or for those who may be less mobile. Therefore, reinforcing and improving the public rights of way network and delivering active travel across the Council

area will greatly improve opportunities to travel and engage in physical activity by walking, cycling, wheeling, and horse riding. Developer contributions for the effective maintenance and improvements to West Northamptonshire's extensive public rights of way network provides an opportunity to provide effective access to green and blue spaces for those living within urban environments.

TR1 Transport

Local Plan policies	WNJCS (N12, D5, T4, B4, R3) S&CLP (ST1) SNLPP2 (SS2) NLPP2 (MO1, MO3) WNLP (TR1, TR2, TR3)
Threshold	All
Financial	See below
Non-financial	Obligations will be sought where: • there is a requirement to improve existing, or construct new, highway infrastructure in order to access development in a safe and appropriate manner, including for servicing, or to mitigate the effects of the development on the highway network. • there are requirements to improve non-car accessibility infrastructure in order to access development in a safe and appropriate manner or to mitigate the effects of the development on the transport networks. • there is a need generated for strategic transport improvements including measures to promote walking, cycling, public transport and highways traffic calming and capacity improvements.
Indexation	https://www.gov.uk/government/publications/tag-data-book
Exemptions	None

18 Education

18.1 Statutory position

- 18.1.1 Local authorities are legally obligated under the [Education Act 1996](#) to ensure the sufficiency of education provision. A statutory education sufficiency position refers to a local authority's legal duty to ensure there are enough suitable school places, education, and training opportunities for all children and young people in their area, including those with special educational needs and disabilities (SEND) and those who are not attending a mainstream school. This duty extends to all phases of education, including early years, school-aged children, and post-16 education for young people with or without an [Education, Health and Care \(EHC\) plan](#). Local authorities must have a strategic overview, identify gaps in provision, and resolve them by working with schools and other stakeholders to meet the needs of their communities.
- 18.1.2 SCAP forecasts provide detailed information on projected pupil numbers, school capacity, and planned changes to school places in England, with data published annually by [GOV.UK](#). The [School Capacity \(SCAP\)](#) survey collects data from local authorities on existing and future school provision to help plan for the demand for school places. Forecasts include pupil number forecasts for the next 5-7 years.
- 18.1.3 The latest WNC School Organisation Plan, published online (need to include link here for when its published) details the local education sufficiency position to cover the period 2025 -2035 and is broken down by each planning area within the County. A planning area is used to divide existing and future school places, and is essential for calculating primary capacity, secondary capacity, and overall future capacity within that specific area.

18.2 Assessing the need for education provision

- 18.2.1 The existing Local Plans and the emerging West Northamptonshire Local Plan (WNLPP) have allocated, and will continue to allocate, new sites for development, including Sustainable Urban Extensions (SUEs).
- 18.2.2 When a planning application is submitted, an assessment will evaluate the impact on available capacity across all education phases - early years, primary, secondary, Post-16 and SEND. Existing capacity will only be considered where this is within a reasonable distance (2 miles for early years and primary, 3 miles for secondary).
- 18.2.3 Demand will be accommodated within existing nearby schools where there is current and forecasted surplus capacity. Where no surplus capacity exists,

developer contributions will be sought to either expand existing provision or to build new schools. There continues to be significant pressure on specialist places in West Northamptonshire for children with an EHCP due to the increased number of children nationally presenting with significant additional needs. As a result, a proportionate contribution request will be sought from developers for the creation of new specialist places.

18.3 Determining levels of developer contribution

18.3.1 When responding to a new planning application, the Education Authority will consider any existing consented development and allocated sites that will be served by the school.

18.3.2 Following on from this and considering the proposed build out period of the proposed development, if the forecasts (including the pupil yield generated) demonstrate that there is sufficient capacity within existing provision, and therefore an expansion or new school is *not* required, a contribution will not be requested. *However, a contribution will still be requested for SEND places even when mainstream capacity exists due to the specialist facilities that are required for a child whose needs cannot be accommodated within a mainstream setting.*

18.3.3 If there is insufficient capacity within any phase of the existing provision, developer contributions become payable. The Council will determine whether this demand can be met through the expansion of existing provision or through the creation of new schools.

18.3.4 Within any phase of education, if there is capacity to meet *some* of the pupil demand arising from a new development, a financial contribution will only be required to cover the remaining deficit of places.

18.4 Methodology for determining developer contributions

18.4.1 The numbers of pupils that are expected to be generated will be calculated using up-to-date DfE pupil yield rates shown in table 1 below. Where a dwelling mix is unknown, an average 3-bedroom rate will be applied to determine the approximate contributions due:

Table 4: DfE pupil yield rates per dwelling as of August 2025

Number of bedrooms	Early Years	Primary	Secondary	Post-16
1	0.02	0.05	0.03	0.03
2	0.07	0.26	0.09	0.02
3	0.08	0.37	0.17	0.06
4+	0.08	0.54	0.35	0.12

18.4.2 To determine the financial contribution, the Council will use the costs identified by the Department for Education which are based on the National School Delivery Cost Benchmarking Primary, Secondary & SEN Schools. This [document](#) publishes the results of a national cost benchmarking exercise undertaken by Hampshire County Council in partnership with East Riding of Yorkshire Council on new build, extended and refurbished primary, secondary and SEND schools. It provides a reference point for Local Authorities to understand the capital cost of school building projects.

18.4.3 Within the DfE rates, the national average has been adjusted to the relevant region for each local authority, using the Building Cost Information Service (BCIS) March 2024 published regional location factors.

18.4.4 Additional costs have been applied against the DfE cost per place as follows:

- 1) A 10% uplift as per the DfE stipulation for enhanced requirements provided in the DfE 'Securing Developer Contribution for Education' document (Section 33).
- 2) 2.31% uplift for inflation from Q1 2024 to Q1 2025 using BCIS All-inclusive TPI.

Table 5: Costs based on DfE data on builds delivered 2015-2018 - [Local Authority School Places Scorecards](#) with additional uplifts applied of 12.31%.
(Please note that the above uplifted figures do not include for any site specific abnormals or indexation)

Contribution methodology	Cost per place based on new school	Cost per place based on permanent expansion	Cost per place based on temporary expansion
Contribution to be calculated from the number of pupils generated from the development multiplied by the education phase and cost per place. The number of places required will be based on the pupil yield rates shown in Table 1. <i>SEND contribution to be calculated based on 3.55%* of the total number of primary and secondary school pupils</i>	Mainstream Early Years & Primary £28,244	Mainstream Early Years & Primary £23,656	Mainstream Early Years & Primary £11,184
	Mainstream Secondary & P-16 £34,216	Mainstream Secondary & P-16 £32,536	Mainstream Secondary & P-16 £12,555
		SEND Early Years & Pri £94,624	
		SEND Secondary & P-16 £130,144	

<i>generated by the development at 4x cost per mainstream place</i>			
---	--	--	--

*subject to variation linked to census data and proportion of children requiring a specialist place

18.5 Funding for SEND

18.5.1 For SEND contributions the 3.55% shown within table 2 reflects the level of demand for specialist placements. The May 2025 school census identified that out of 61,995 school-aged children attending West Northamptonshire Council (WNC) schools, 2199 pupils (3.55%) required a special school or unit place. Accordingly, SEND contributions will be sought based on 3.55% of the total number of primary and secondary-aged pupils arising from the development. This percentage is subject to change based on future census data.

18.5.2 The cost of a SEND place is calculated at four times the cost of a mainstream place, in line with Department for Education (DfE) guidance (see page 15 of [Securing developer contributions for education](#)), reflecting the increased space and specialist facilities required per pupil in special settings, as outlined in [Building Bulletin 104](#).

18.6 Future impact on demand

18.6.1 Whilst the contributions are calculated using the forecast data available at the time of assessment, future forecasts are often impacted on by changing demographics such as a change in immigration policy or economic factors which affect the number children requiring a school place. For example, an unexpected future drop in birth rates may mean that the same level of expansion is no longer required at a primary school, particularly if the development does not come forward within the planned timescales. In these circumstances, the Council reserves the right to use the contributions towards the phase of education where a shortfall of places exists.

SF1 Education Requirements (for primary, secondary and SEND schools)	
Local Plan policies	WNJCS (Policy E6) SNLPP2 (Policy INF1) NLPP2 (Policy IFS2)
Thresholds	10 dwellings or more
Financial	Depending on local circumstances as set out in paragraph 18.3, funding for new places or extensions to existing schools as set out in Table 2. Depending on local circumstances as set out in paragraph 18.5, funding for SEND as set out in Table 2.
Indexation	The DfE costs will be adjusted annually using BICS data.
Non - financial	Developers will need to work with the Council to pay for school places or provide new schools, including any land that may be needed to facilitate either provision. On site provision for primary where this is identified in local plan policies (and that need still exists) or where the scale of development is such that on site provision is required. Where demand is identified, early years provision is expected to be provided on site along primary provision
Exemptions	• Where there is existing capacity to meet the additional demand arising from the development • Specialist housing in which children would not normally reside

19 Emergency Services

19.1 Police

19.1.1 Northamptonshire Police are responsible for the policing of the County, including traffic collisions and road policing, countywide operations, protecting vulnerable people as well as investigating and solving crime. There are police stations in all the West Northamptonshire towns (Northampton, Daventry, Towcester and Brackley. There are also safer community teams that operate in smaller sub areas across both authorities.

19.1.2 There continues to be a general increase in the incidence of crime which is partly attributed to increased population from new developments. Police infrastructure and resource must therefore adapt accordingly in order to maintain and create safe and sustainable places for people to live and work.

i. Contributions toward the police service

19.1.3 Northamptonshire Police require no specific funding for new building facilities, with all major funding secured for strategic projects. The preferred locations for new safer community teams are within existing or shared facilities, to reduce costs and provide a more publicly accessible service. The costs identified to support development are therefore associated with the capital costs required to recruit, train and equip the additional officers required.

19.1.4 New developments, from the beginning of construction, create an additional target for crime and anti-social behaviour. It is considered that developers should make a contribution towards interim policing of new developments by Police Community Support Officers to deter and prevent crime.

19.1.5 The design of developments can have an impact on the safety of those living or working there, police representatives attend design surgeries to influence layout which in turn could reduce potential contributions.

19.1.6 To ensure that Northamptonshire Police can continue to monitor and address crime and anti-social behaviours, additional contributions will also be required towards the provision of certain equipment and facilities.

19.1.7 The following calculations determine the requirements for each new home within the development.

Table 6: Calculating requirements for a new home

Item		Data
1	Number of Households in Northamptonshire Police Area	265,582
2	Divide by total Northamptonshire Police Officers/Northamptonshire Police Staff	2,470
3	No of Households per Staff Member is $(1) \div (2) =$	107.52
4	Number of New Households forecast	1,000
5	New Staff Members required, therefore, is $(4) \div (3) =$	9.3
6	Total existing non-specialist accommodation, M ²	33,097
7	Non-specialist accommodation per member of staff, M ² is $(6) \div (2) =$	13.4
8	New non-specialist accommodation needed, therefore, is $(5) \times (7) =$	124.62
9	Current cost of non-specialist accommodation, per M ² is	£2,679
10	Cost of non-specialist office accommodation for new households is $(8) \times (9) =$	£333,857

11	Number of Households in Northamptonshire Police Area	265,582
12	Total Custody Facilities in Northamptonshire Police Area, M ²	2,307
13	No of Households per M ² Custody Facility $(11) \div (12)$	115.12
14	Number of New Households forecast	1,000
15	Total new Custody Facilities needed, therefore, is $(14) \div (13) \text{ M}^2$	8.69
16	Cost of Custody Facilities per M ²	£3,505
17	Cost of Custody Facilities for new households is $(15) \times (16) =$	£30,458

18	One-off start up costs per Police Officer	£10,953
19	Ratio Police Officers to Police Staff	0.53
20	Number of Police Officers (see 5 above)	4.93
21	Total - No addition for VAT	£53,998

22	One-off start-up costs per Police Staff Member	£3,174
23	Ratio of Police Staff to Police Officers	0.47
24	Number of Police Staff (see 5 above)	4.37
25	Total - No addition for VAT	£13,870

Total Section 106 claim for development of new households (10+17+21+25)		£432,182
TOTAL SECTION 106 CLAIM PER NEW HOUSEHOLD - excl VAT		£432

ES1 Contributions towards the police service

Local Plan policies	Daventry (ENV10) Northampton (Q1)
Thresholds	Major housing development
Financial	£432 per home
Indexation	CPI
Non - financial	
Exemptions	None

ii. CCTV

19.1.8 Over the last two decades, the investment in CCTV has grown dramatically and today there are cameras covering car parks, public areas, civic buildings, and Northampton bus station. In total there are over 600 cameras being monitored in West Northamptonshire. Further Section 106 Agreements involving CCTV are under consideration.

19.1.9 CCTV has been particularly successful in Northampton, using a partnership approach towards its operation and monitoring. The system is operationally led and primarily financed by West Northamptonshire Council and Northamptonshire Police. Private security companies and maintenance contractors also provide support.

19.1.10 New developments will be required to provide CCTV within the scheme to ensure that the safety of new occupants and visitors is taken into consideration. Northamptonshire Police recommend that when a Section 106 agreement is made in relation to CCTV, monitoring and maintenance costs should be included for a ten-year period. At the end of this period the

responsibility for the revenue costs for the cameras would pass to the Council. Therefore, developers will need to pay for the installation of a CCTV camera and contribute towards its monitoring and maintenance.

ES2 Closed circuit television (CCTV)

Local Plan policies	S&CLP (ENV10) SNLPP2 (SS2) NLPP2 (Q1) WNLP (Q1)
Thresholds	All major new developments
Financial	Camera installation Camera maintenance Camera monitoring
Indexation	CPI
Non - financial	Unless there are acceptable reasons provided, these should be provided on site as part of the infrastructure of a development scheme, particularly within commercial areas.
Exemptions	None

iii. Automatic number-plate recognition (ANPR)

19.1.11 Every force in England and Wales has an ANPR capability. In Northamptonshire ANPR works in partnership with West Northamptonshire Council. Northamptonshire Police considers this to be a powerful policing tool that is also extremely cost effective. They have an existing network of cameras that feed into the National ANPR Service which is a Home Office system used by all police forces. Northants Police are the data controller for all Northants cameras. There is no third party access or indeed input into the system. Any cameras that feed into Northants need to be either owned or solely used by the police.

19.1.12 The ANPR readers are linked to the Police National Computer through a high capacity connection which provides responses within three seconds. The Force control room and vehicle computer system provide an audio and visual response to all hits with a touch view display to access information quickly. The ANPR control room has contact with the Urban Traffic Control Centre which operates the traffic light system around the towns. This can be used to assist in safe natural stops of vehicles.

19.1.13 Throughout the County, ANPR teams work in partnership with the Council making use of CCTV fixed sites as well as mobile marked and unmarked vehicles. The fixed cameras are being upgraded to allow ANPR operation 24 hours per day.

19.1.14 Northamptonshire Police considers it vital that any new developments, both of housing and highways, do not create any gaps in the county/area CCTV/ANPR net. When a new development proposal comes forward, they undertake an assessment as to whether there will be sufficient policing purpose to deploy a camera. This entirely depends on the road layout, the wider area, and existing ANPR cameras need to be taken into account. The assessment will involve looking at a set of recommendations for national security and counter terrorism as well as the current crime harm index score of a particular Lower Super Output Area. There will also be a need to determine if there is sufficient policing purpose to deploy. In particular, Northamptonshire Police should be approached when proposals impact on the following:

- Any new non-residential road
- Any S278 changes to any existing road layout/junctions / streetlighting
- Any new roads/changes to roads that link two pre-existing roads
- Any new roads or road improvement schemes connected to an A road
- Any proposed development where it has been identified that there is pre-existing police ANPR in the close vicinity

ES3 Automatic number-plate recognition (ANPR)

Local Plan policies	S&CLP (ENV10) SNLPP2 (SS2) NLPP2 (Q1) WNLP (Q1)
Thresholds	All major new developments
Financial	This will be determined on a case by case basis
Non - financial	The ANPR is required to be connected to a recognised system, such as a local authority, highway authority or a police accessible system
Exemptions	None

19.2 Fire and Rescue

19.2.1 The provision of a fire and rescue service is a statutory requirement for which adequate provision must be maintained to meet countywide Standards of Operational Response. The latest consultation version can be found here: [Response-Standards-Consultation.pdf](#) Northamptonshire Fire and Rescue Service provides its services through a strategic approach whilst fire stations are locally based. They each support and form part of a countywide response capability.

19.2.2 In Northamptonshire, there are currently 22 fire stations, six of which are staffed all of the time, two operate on a variable crewing system with the remaining work on a retained duty system.

19.2.3 As part of year one action plan for the Integrated Risk Management Plan (IRMP), Northamptonshire Fire and Rescue Service are currently reviewing fire cover and Standards of Operational Response across the County, to ensure its locations are well placed in the risk areas. This review will specifically include the implications of development growth; which impacts on property, fleet, equipment and response capability.

19.2.4 To help offset the site specific impact of development growth and to meet the changing problems of risk, new vehicles and technology are being introduced in many parts of the county in order to maintain initial intervention response standards. The fire cover review will lead to a greater understanding of risk across the county, how this breaks down into station areas and the impact of other factors; it is likely to lead to a clear proposal about the Service infrastructure needs for the future.

19.2.5 The table below outlines the costs associated with delivering fire services and the construction of a new fire station.

Table 7: Costs associated with delivering fire service

Fire services toolkit -			
updated figures	2014	2022	2025
new fire station - FS	£ 2,000,000	£3,000,000	£ 16,000,000
new fire appliance and equipment - FA	£ 351,000	£ 400,000	£ 400,000
activity factor - AF	61%	61%	61%
average number of domestic properties - DP	13541	13541	13541
contribution per dwelling - c			
total (FS + FA x AF)/DP = c	£106	£153	£739

19.2.6 In addition, fire hydrants are required to be installed on all new developments. This is to ensure the availability of adequate water supplies for fire-fighting purposes. Provision of fire hydrants is a site-specific requirement and the Fire and Rescue Service require this capital expenditure to be borne by the developer. Fire hydrants as a site mitigation requirement are not included within the Emergency Services Infrastructure Schedule as the number of fire hydrants required is determined at the time of a planning application through a risk based assessment related to the scale and form of a development. As an indicative guide one fire hydrant is required for every 50 dwellings or 5,000 sqm of commercial premises.

ES4 Contributions for fire service

Local Plan policies	NLPP2 (IFS2)
Thresholds	All major new developments
Financial	£739 per dwelling
Indexation	CSI
Non - financial	Fire hydrants to be provided based on a risk based assessment, typically one fire hydrant to be provided for every 50 dwellings or 5,000 sq.m of commercial floorspace
Exemptions	None

20 Health Services

20.1 Overview

20.1.1 Health provision is an integral component of sustainable development.

Access to essential healthcare services promotes good health outcomes and supports the overall social and economic wellbeing of an area. The Council works with the NHS Northamptonshire Integrated Care Board (ICB) to assess the need for additional health infrastructure and ensure that all residents have easy access to the care they need when they need it. The ICB is a statutory body responsible for planning and commissioning local NHS services, functions, performance and budgets. It is directly accountable to NHS England. The ICB is also responsible for joining up care services to improve patient experience in the community. The Board includes a chair, the chief executive and representatives from NHS organisations, primary care (GPs) and local authorities (councils).

20.1.2 West Northamptonshire forms part of the NHS Northamptonshire Integrated Care Board. The ICB also covers:

- Kettering General Hospital NHS Foundation Trust
- Northampton General Hospital NHS Trust
- Northamptonshire Healthcare NHS Foundation Trust
 - Berrywood Hospital
 - Corby Community Hospital
 - Danetre Hospital
 - St Mary's Hospital
 - Corby Urgent Care Centre

20.1.3 The Northampton Healthcare Foundation Trust delivers a wide range of community healthcare services in people's own homes as well as in community clinics, community centres and schools, including: mental health services, district nursing, school nursing and health visiting and other specialist services.

20.1.4 Northampton General Hospital (NGH) is the major acute healthcare hospital for West Northamptonshire. It also provides specialist services (cancer, stroke and vascular care) for the whole of the county. The current NGH hospital site in Northampton central area continues to be the focus for most of NGH's services and there is a site Masterplan to guide its future development. This Masterplan identifies a range of future developments / improvements on the existing site to improve service delivery, including the construction of new ward blocks, operating theatres, accommodation blocks, car parking and administrative accommodation. The delivery of this plan is crucial in addressing capacity constraints, particularly in terms of bed-base and outpatient areas as well as addressing considerable levels of back-log maintenance.

- 20.1.5 Primary health care is the first point of contact with the health system for most people. It covers a wide range of services including pharmacy, optometry, dentistry and general practice. General practice is often described as the entry point of the NHS, offering medical advice, treatment and support, while coordinating care to meet patients' needs. NHS primary care GP services are delivered by practices that operate as independent businesses under nationally agreed contracts. Responsibility for commissioning these services is delegated by NHS England to ICBs. In 2019, GP practices came together to form a number of primary care networks. These are groups of GP practices who will work together to develop service models and plans to jointly meet the needs of their local population. They will need to consider the estates / buildings implications of those plans and their approach to estates / buildings will need to be informed by and be able to respond to local housing growth.
- 20.1.6 The Integrated Care Board has developed an Infrastructure Strategy that includes a dedicated workstream on local plans and town planning. This workstream focuses on identifying the buildings and facilities needed to support effective service delivery. This work on health care estates will be crucial to ensuring the local health and care system can engage effectively with planning departments in the county to ensure the delivery of effective health care infrastructure in new developments.
- 20.1.7 An estates strategy for Primary Care has been developed which will identify primary care/ GP facilities key priorities in the County. This work identifies (and prioritises) a number of GP practices which are at capacity and whose capacity will need to be increased to meet the healthcare demand created by new development. As part of this work, a number of GP practices were identified as being at capacity. New developments will need to provide mitigation. With the recent publication of the NHS Fit for the Future: 10 year health plan for England, the estates strategy will need to be updated to reflect new models of care.
- 20.1.8 The Integrated Care Partnership Live Your Best Life Strategy sets out how people can achieve better outcomes throughout all stages of a person's lifetime: from pregnancy, birth and early years, through improved education and better employment opportunities, to better access to health and care services right through to the end of life – all the time supporting everyone to be valued for who they are. To help meet their vision, a set of 10 'Live Your Best Life' ambitions have been developed to deliver better outcomes for the people of Northamptonshire over the coming years. Each ambition looks at the approaches needed to help improve outcomes in partnership with residents.
- 20.1.9 According to the ICB, the delivery of new and improved health infrastructure is resource intensive. The majority of existing health infrastructure is at or nearing capacity, particularly primary care infrastructure, and the level of

housing growth planned for West Northamptonshire will place additional pressure on existing health and social care provision. The impact of new development will need to be mitigated through S106 contributions and/ or CIL. To cope with the additional demand generated by new development, health infrastructure will require improvement, and in some cases the provision of new infrastructure will be required.

20.2 Assessing the Need for planning obligations

20.2.1 New housing developments increase the total number of patients that need primary care in a localised area. From a service planning perspective, to adequately provide for the needs of the population within the area the ICB must consider the total population that will live in the newly built homes and how services within the impacted Primary Care Network(s) (PCN)/ NHS Neighbourhood Area can be best provided to serve this additional population. If the baseline position is that the existing primary care infrastructure does not have capacity to accommodate the additional population growth caused by the development, a contribution will be sought.

20.3 Identifying the level of additional demand

20.3.1 The population generated by the proposed development is used to estimate the direct impact on local primary care services by providing the number of GP registrations that would be linked to the additional population.

- For self-contained (C3) dwellings the average household size of 2.4 in West Northants as identified by 2021 Census will be applied to all units.
- For non-self contained dwellings such as student accommodation or purpose-built HMOs the standard assumption will be one person per bedspace.
- For older people's housing the most appropriate approach to determining population gain will need to be agreed on a case-by-case basis with the Council.

20.3.2 Alternative household size assumptions will only be considered by the ICB if justified by the applicant and agreed by the Council.

20.3.4 For assessing the impact of housing growth proposed by planning applications, the ICB uses a standard floorspace requirement of 150sqm Gross Internal Area (GIA) per 1,750 patients which is aligned to HBN11-01 guidance. This provides an appropriate benchmark for the early stage planning of new facilities, to identify the scale of additional infrastructure required to provide primary care services to a modern standard of care for residents of new housing in efficient, flexible, and user-friendly environments. This floorspace standard is kept under review by the ICB to ensure it reflects the most up-to-date best practice guidance and may be revised accordingly.

20.3.5 To determine if a planning obligation is required and the appropriate form of contribution, a four-step process is followed:

Step 1: Assess level of primary care infrastructure need proposal generates

- Average household size applied to total number of residential units.
- ICB floorspace requirement for growth 150sqm GIA per 1,750 patients

Step 2: Review capacity of existing primary care infrastructure

- Existing practices likely to be impacted identified by ICB
- ICB benchmark for existing capacity 120sqm NIA per 1,750 patients

Step 3: Consider appropriate additional capacity solutions and approaches

- Potential for expansion of existing facilities or new provision

Step 4: Identify appropriate form of developer contributions

- ICB build cost benchmarks for expansion of existing premises or for new build (updated annually)

Example calculation for 250 unit scheme mitigated by expansion of existing facilities:

- $[(250 \text{ residential units} \times 2.4 \text{ persons/house}) / 1,750 \text{ patients}] \times 150 \text{sqm} = 51.4 \text{sqm floorspace requirement}$
- $(51.4 \text{ sqm primary care floorspace}) \times (\text{£/sqm ICB build cost benchmark}) = \text{£} \text{S106 Contribution}$

20.4 Capacity of Existing Primary Care Infrastructure

20.4.1 The ICB will identify the individual primary care premises likely to be impacted by new development based on existing GP catchments, predominant patterns of patient access in the local area and ICB objectives relating to primary care accessibility. This means that not all practices whose catchments cover the development site will necessarily be included in the assessment of existing capacity – for example while some GPs have very large catchments, the ICB does not consider it appropriate to expect patients to travel significant distances to access primary care facilities when there are closer options.

20.4.2 Early engagement with the ICB will ensure that baseline capacity assessment includes the correct premises. At present, weighted patient list sizes are used for the assessment. As with the floorspace standard, the use of weighted as opposed to registered patient list size is kept under review by the ICB to ensure that understanding of current infrastructure capacity is as accurate as possible accounting for existing patient demographics and associated demands on practices.

20.4.3 In limited circumstances there may be existing capacity within the estate, or funded primary care estates projects with certainty around delivery that will deliver additional capacity in future. In such cases, it will be necessary to determine if the capacity will still be available at the time the proposed development is occupied – for example, improvement projects may have been identified in response to population growth associated with housing development that has already been approved but not yet implemented.

20.5 Additional Capacity Solutions and Approaches

20.5.1 Developer contributions towards health infrastructure should contribute to the delivery of effective and efficient primary care services that meet the strategic needs of the impacted PCN(s)/ NHS Neighbourhood Area and the ICB. The ICB will identify capacity solutions to deliver the required additional floorspace based on either:

- Refurbishment, reconfiguration and/or extension of existing premises – this will depend on the existing premises being in the right location, have the potential for refurbishment, reconfiguration and/or extension, and alignment with ICB Infrastructure Strategy.
- New build health facilities – this may be either on-site or off-site depending on the scale/location of the development and alignment with the ICB Infrastructure Strategy.

20.5.2 In context of the significant transformation taking place within primary care, the most effective means of expanding primary care to serve the needs of a specific new development may not be focusing investment on the facility closest to the development site. Planning obligations will be linked to delivering additional capacity within the relevant PCN area(s)/ NHS Neighbourhood Area. This flexibility is necessary to enable the ICB to deliver the required additional capacity in the location that most effectively serves residents of the new development at the time it comes forward, which may differ from the preferred mitigation project(s) identified at the time of permission.

20.6 Form of Developer Contribution

20.6.1 Once the appropriate form of mitigation has been identified by the ICB, the capital cost of creating the additional primary care floorspace to the required standard will be determined based on the relevant build cost benchmark (reconfiguration/extension or new build).

20.6.2 ICB build cost benchmarks for primary care facilities are prepared by independent quantity surveyors with a healthcare specialism to ensure accordance with HBN11-01. The capital costs of additional provision, whether for upgrades to existing facilities or construction of new facilities, are based

on providing spaces that are specified to be ready for occupation, as opposed to shell and core condition. This reflects the full costs of delivering health infrastructure projects and therefore incorporate a range of allowances including (but not limited to) fit out, professional fees, externals and contingency. However, they do not include the cost of land acquisition.

20.6.3 Where the scale of the proposals requires on-site provision of a new facility, mitigation will take the form of either:

- In-kind provision by the developer in the form of a turnkey, fully fitted out facility transferred to the NHS at no cost; or
- The provision of a service plot of land at no cost, and a financial contribution equivalent to the full capital cost of a new build facility of the required size.

20.6.4 The final design of the health facility should meet the most up to date model of health care provision standards. This will be secured in the S106 agreement by a requirement for the health facility specification to be agreed by the ICS and (if relevant) healthcare provider(s). The S106 will also include mechanisms to ensure that the delivery of any in-kind facility is financially and operationally viable for the needed services, for example lease terms.

HS1 Health services

Local Plan policies	S&CLP (CW1, SP1, RA1, RA2, HO9) SNLPP2 (SS2, LH11, SDP2, INF2) NLPP2 (Q4) WNLP (PL6)
Threshold	All strategic planning applications (circa 100 dwellings), depending on development type and these will be dealt with on a case by case basis.
Financial	Depending on whether there is insufficient health infrastructure to meet the needs generated by a development proposal, developer contributions will be sought using the calculations set out in para 20.3.4.
Indexation	CPI
Non-financial	Developers will need to work with the Council and the Integrated Care Board to pay for local health provision. Where on site provision is required, options for the facility could include one of the options set out in para 20.6.3.
Exemptions	None

21 Community Facilities

21.1 Overview

21.1.1 Community and leisure infrastructure includes community halls/ libraries, museums and galleries. Community facilities in the form of halls or other meeting spaces are generally included in proposals for local centres. It is usually the case that these facilities will be provided in shared buildings which also provide space for other uses, such as leisure and emergency services. Community facilities could encompass a variety of premises which are visited and used by the community and visitors. They are facilities which provide opportunities for people to gather and interact, as well as undertake activities which could improve their health and wellbeing. Facilities like local libraries are becoming increasingly popular for shared use as community hubs. Community Centres provide essential spaces for people to connect, fostering a sense of community and belonging. There are many opportunities for support and engagement with voluntary groups, across all age ranges, offering a real opportunity for our residents to live their best lives. Community and the spaces to gather communities, are at the heart of all of the LAP priorities, whether it's a need to engage with carers, provide opportunities for young people or a space for a women's hub.

21.1.2 West Northamptonshire's network of community facilities has developed in a piecemeal fashion over many years, and today, there are various providers of such facilities across the area. The need and requirement for new community facilities are determined on a case by case basis, as this is dependent on the availability and status of existing centres as well as the demand created by the new development proposal.

21.1.3 It is becoming increasingly accepted that a multi purpose community facility can be more beneficial and sustainable than a single use function. They provide rooms, which are flexible enough to accommodate the requirements of a variety of users including playgroups, sports groups, exercise classes, religious organisations and resident associations. For example, residents associations need a meeting room, playgroups, sports groups need storage spaces, religious organisations tend to require a large hall for prayer meetings, and some groups require kitchens. A multi use facility could better accommodate this wide range of activities. It allows for simultaneous bookings.

21.1.4 Early engagement is essential for the Community Safety, Engagement and Resettlement Team to work with developers to determine the best provision within the development and the surrounding area. Although there may be a need for some new centres to be built, there are opportunities to enhance and expand existing facilities to meet the demands of the new development.

There are examples of community centres / facilities built / planned on new developments within a mile from existing assets that would be appropriately placed to meet the needs of the residents. From a funding perspective, contributions could be obtained for:

- Provision of new facility (where appropriate)
- Funding to enhance existing asset within proximity of development
- Funding for community development officer to identify and address the needs of the community within the development

21.2 Youth Provision

21.2.1 Investing in youth provision is crucial for fostering a supportive and thriving community. There is a significant lack of youth provision across the WNC geographical area, an issue which has been identified within the Local Area Partnership (LAP) priorities .

<https://westnorthantsliveyourbestlife.uk/>

<https://www.westnorthants.gov.uk/health-and-wellbeing-board/joint-strategic-needs-assessment-jsna>

21.2.2 Contributions for youth provision is needed across all LAP areas towards the following:

- Provision of safe and engaging spaces (such as community centres) to facilitate a range of activities for young people
- Crime and anti-social behaviour – diversionary activities to reduce engagement in crime and ASB
- Mental health support – youth engagement addressing issues such as anxiety and depression
- Skill development programmes – focus on life skills, employability programmes, education
- Inclusion and integration – promoting inclusivity, sense of belonging and community
- Funding youth engagement officers to support delivery of activities within community spaces
- Funding for projects and initiatives that engage young people within their community.

21.3 Community Safety

21.3.1 When people feel safe in their environment, they are more likely to engage in community activities which strengthens social bonds, reduces crime and enhances their well-being and quality of life. As well as the opportunity for the Community Safety, Engagement and Resettlement Team to comment on the design of developments from a crime reduction perspective, contributions could be obtained for:

- Activities to support the connection to their new community and the areas in the vicinity of the development
- Community cohesion officer to support delivery of these activities
- Community safety initiatives

Table 8: Overview of the crime data at ward and LAP level.

Police Beat	Ward	LAP		Pop	Violent crime		All crime	
					Violent crime	crime rate	All crime	crime rate
Crick & Long Buckby Brixworth & Moulton Crick & Long Buckby Brixworth & Moulton	Braunston & Crick Brixworth Long Buckby Moulton	DS N1	Rural North	53300	284	17.0	691	42.9
					135		437	
					164		467	
					321		690	
Daventry Daventry Woodford & Weedon	Daventry East Daventry West Woodford & Weedon	DS N2	Rural West	36503	484	28.0	1107	62.6
					336		718	
					201		460	
Brackley Brackley Silverstone	Brackley Middleton Cheney Silverstone	DS N3	Rural South	41159	234	12.7	541	32.5
					124		347	
					163		448	
Deanshanger & Grange Park Deanshanger & Grange Park Deanshanger & Grange Park Towcester	Bugbrooke Deanshanger Hackleton & Grange Park Towcester & Roade	DS N4	Rural East	56102	175	14.3	422	36.9
					157		407	
					180		494	
					291		748	
East Northampton Riverside Park East Northampton	Billing & Rectory Farm Riverside Park Talavera	N1	Npton East	45882	484	31.6	1173	78.0
					342		924	
					624		1481	
Delapre & South Northampton West Northampton	Delapre & Rushmere East Hunsbury & Shelfleys	N2	Npton South	39617	817	32.3	1638	71.1
					184		510	

and use of an existing facility. Where funding is required, the project it will benefit will be identified. This may be a nearby facility in the ward or village, or it could be a more central facility where the need generated could most effectively be met.

CF1 Community facilities

Local Plan policies	S&CLP (CW1, CW3) SNLPP2 (SDP2, INF2) NLPP2 (CRC5)
Threshold	10 dwellings and above
Financial	
Non-financial	In developments of 50 dwellings or more, community facilities to be provided directly by developers. In smaller developments it may be more appropriate for contributions to be sought towards the upgrade of existing nearby facilities or new facilities that are required cumulatively by developments.
Exemptions	None

21.4 Libraries

21.4.1 The Public Libraries and Museums Act 1964 places an obligation on Library Authorities to provide a comprehensive and efficient library service for all persons desiring to make use of it. This duty applies not only to the existing population, but also to new residents generated through new developments which add to the demand on a specific library that those new residents could be expected to use. To comply with this statutory duty a Library Service Strategy was adopted by West Northamptonshire Council in February 2024. This sets out the vision and direction for the service and provides a framework for future decisions about service priorities. However, it should be noted that there are no identified requirement for additional provision within the planned growth and allocations in the local plan.

21.4.2 The Library Service Strategy outlines the following priorities:

- Increased reading and literacy
- Cultural and creative enrichment
- Improved digital access & literacy
- Healthier and happier lives
- Helping everyone achieve their full potential
- Greater prosperity
- Stronger more resilient communities

21.4.3 The Council has a commitment to sustain and develop a strong library network across the area. It recognises that libraries are at the heart of communities and seeks to maintain and modernise its libraries to continue to

meet the changing needs of service users and to cope with additional demand brought about by new housing development. The Council recognises that libraries provide a valuable resource to the local communities they serve. They offer opportunities and support at every stage of life and are a trusted source of information, providing learning and skills, study spaces, essential digital resources, a place to meet and socialise and to engage in volunteering opportunities. Throughout their lives, people dip in and out of libraries particularly during times of significant change: unemployment, parenthood, bereavement. The Council is therefore committed to ensuring that its libraries are:

- Welcoming and accessible
- Safe and inclusive
- Enabling
- Proactive and responsive

21.4.4 The library service in West Northamptonshire is delivered through a network of maintained libraries alongside a number of Community Managed Libraries which are operated by volunteer groups with support from WNC. Outreach service is also provided through a Home Library delivery service, which also provides services to care facilities as appropriate, and online services are also provided across West Northamptonshire for the benefit of all residents.

- Maintained Libraries are Brackley, Brixworth, Daventry, Deanshanger, Duston, Hunsbury, Northamptonshire Central Library, Towcester and Weston Favell
- Community Managed Libraries are Abington, Kingsthorpe, Long Buckby, Middleton Cheney, Moulton, Roade. St James, Wootton and Woodford Halse.
- Middleton Cheney Library is both Community Managed and part of the statutory provision.

21.4.5 In order to fulfil the statutory responsibility and vision for the libraries network, Library contributions will be sought towards the capital costs of providing new, extended and/or improved library facilities of a specified library service point to support the delivery of growth and to provide the quality of service that people need, expect and will use. This will be where local housing development will lead to an expected increase in numbers of people using those facilities, including online and digital facilities and services. Where there is no possibility to extend or increase space, reconfiguration may be possible to:

- allow different types of customers to use the library at different times of the day
- extend the ability of the library to be used by community groups and/or paying organisations to deliver events

- increase provision of dedicated workspaces and study areas with new furniture to reflect the increased use of personal devices such as laptops and tablets
- install new or moveable shelving to offer greater flexibility in terms of how library space is used
- increase accessibility and support for digital and IT facilities
- provide café and toilet facilities, and improved décor, furniture and signage

21.4.6 For each individual development, a schedule of works will be determined subject to available budget. Improvements are intended to support the provision of Library services in the locality of the development, 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 Council's priorities. Contributions from multiple developments may also be 'pooled' together to support delivery of a project where appropriate. Contributions will normally be sought for the library situated in the catchment area of the development but the needs of the library service will be assessed individually and in context. In addition to maintained libraries, contributions may also be sought for Community Managed libraries.

21.4.7 The catchment population of a library is identified by the home addresses of customers who use the library services, either through borrowing physical resources from that library, or making use of online digital resources. Data that is used is gathered from the Library Management System. For any postcode where the majority of customers use a specific library, that library will include that postcode in its catchment area.

21.4.8 A standard charge approach by the Museums Libraries and Archives (MLA) Council and subsequently supported by Arts Council England (2023), sets out an approach for calculating and securing developer contributions as part of Section 106 agreements and for future application under the Community Infrastructure Levy. The Library service has adopted the financial charge for developers based on a national benchmark charge for each person expected in a new housing development. The charges are based upon average cost and space benchmarks for library, archive and museum provision, supported by extensive survey work.

21.4.9 The two main parameters of a standard charge for public libraries are:

A space standard. The standard recommends a figure of 30 square metres per 1,000 population as a benchmark for Local Authorities

B construction and fit out cost. on a per m², adjusted to reflect Northamptonshire building costs.

21.4.10 The starting point for the calculation is the building cost derived from the Building Costs Information Service (BCIS) of the Royal Institution of Chartered Surveyors. The figures are based on the updated costs (as at 1Q 2025) of public library schemes across England over recent years. The capital costs per m² are:

A. Northamptonshire adjusted model building costs (106% of national figure £3,108 per m²) - £

B. External works, car parking, hard standing, landscaping, security, fencing, signage (assume 15%) - £1494.10

C. Design costs (assume 15% of cost of A + B) - £568.22

D. Fitting out costs, including initial book etc. stock and IT (88% of capital costs of A + B) - £3,333.53

E. Total = £4,689.85

21.4.11 If the library needs capacity improvements and these can be delivered within the fabric of the building then just the fitting out costs D are used, if a physical expansion is required then all costs are used. A per person cost can then be derived as follows:

$30\text{sqm} * £4689.85 / 1000 = £140.70$ per person

This equates to a proportionate cost per dwelling as follows:

	1 bed	2 bed	3 bed	4+ bed
Person ratio	1.23	2.00	2.71	3.06
Cost per dwelling	£173.06	£281.40	£381.30	£426.32

21.4.12 This approach emulates other planning policy areas, especially in the provision of new school places and this figure will be reviewed, with a specific project identified, at such time as the S106 Agreement for the development is entered into. Benchmark costs will also be updated annually as new BCIS data becomes available.

21.4.13 New library facilities may be required when:

- West Northamptonshire Council has a target for 85% of the resident population to live within 5 miles of a static library. This will be maintained, where necessary, by sighting new libraries in new major developments. However, there are no plans to facilitate this in the emerging local plan unless sufficient evidence demonstrates that this is required. Future provisions will be determined on the merits of each case.

- Where a library is within 2 miles of a new development, there may still be a requirement for a new library facility if the existing libraries in the area do not have space to expand, or if accessibility to those libraries is poor.
- Where a new library facility is required on a new development, it is the preference of the Council to have it co-located with other services. These could be any number of services including, but not limited to, schools, community halls or local health facilities. The site should also be located close to, or part of, the local centre.
- Where a new library is required, the developer will be expected to provide a fully serviced site free of charge, the building (including design and feasibility) costs, and the full capital costs of library equipment (including digital infrastructure). The requirements of the library service will be appropriate to the location and size of the development.
- Where it is identified that new, extended or improvement works are required to local library provision to mitigate the impact of increased demand from a new housing development, the Council will usually seek to secure this via a planning obligation, and typically in the form of a financial contribution proportionate to the size of the development.

21.4.14 Contributions for increasing or improving a library's facilities is expected from any residential development (including student accommodation) of 10 dwellings and above.

CF2 Libraries

Local Plan policies

S&CLP (CW1, CW3)
SNLPP2 (SDP2, INF2)
NLPP2 (CRC5)
WNLP

Threshold

10 dwellings and above

Financial

	1 bed	2 bed	3 bed	4+ bed
Person ratio	1.23	2.00	2.71	3.06
Cost per dwelling	£173.06	£281.40	£381.30	£426.32

Indexation

CPI

Non-financial

New libraries should be accommodated in new major developments. However, the following considerations apply:

- Where a library is within 2 miles of a new development, there may still be a requirement for a new library facility if the existing libraries in the area do not have space to expand, or if accessibility to those libraries is poor.

- Where a new library facility is required on a new development, it is the preference of the Council to have it co-located with other services. These could be any number of services including, but not limited to, schools, community halls or local health facilities. The site should also be located close to, or part of, the local centre.
- Where a new library is required, the developer will be expected to provide a fully serviced site free of charge, the building (including design and feasibility) costs, and the full capital costs of library equipment (including digital infrastructure). The requirements of the library service will be appropriate to the location and size of the development.
- Where it is identified that new, extended or improvement works are required to local library provision to mitigate the impact of increased demand from a new housing development, the Council will usually seek to secure this via a planning obligation, and typically in the form of a financial contribution proportionate to the size of the development.

Exemptions

None

21.5 Management of Community Centres

21.5.1 The Council has embarked on a programme of transfer of community facilities to community organisations, under 30 year leases. These leases, subject to safeguards for the Council and the local communities in the areas they serve, are set below full market value or at nominal rents. The Council will, where there is a robust case and suitable restrictions to achieve the relevant objectives, also consider the transfer of a freehold or the grant of a 125 year lease of a community facility to a public body or to a suitable community sector organisation.

21.5.2 In the Council's Adoption of Assets policy (version 2draft), it recognises the important role parish councils play in managing local facilities for their communities. There is value in facilities used purely or mainly by a specific group of people being looked after by that group of people. They can decide how much they wish to invest in upkeep, and can make changes to reflect local needs and wishes. Therefore, where a facility is purely or mainly for local use, the preferred adopting body would be either a management company controlled by those who would pay for upkeep, or a parish council. Conversely, where an asset is of benefit to people from an appreciable portion of West Northamptonshire, being more than one parish, it would be most appropriate for WNC to adopt it.

21.5.3 In considering any potential adoption the Council will assess if there is a need for adoption at all (for example, if the promoter of the asset is able to continue caring for the asset and will or can be compelled to do so), and there is no other reason to favour adoption. Where the Council chooses to adopt an asset which could reasonably be retained by the promoter, the commuted sum will be calculated on a perpetuity basis. In addition, any costs that are reasonably estimated would be incurred in the process of adoption and bringing the asset into an acceptable state shall be added. This includes any necessary environmental works.

21.5.4 The full Adoption Sum must be paid as part of the adoption unless the promoter and any other person who might financially benefit from the adoption is incapable of making payment and the adopting body (and WNC, if not the adopting body) judges that it would nonetheless be in the public interest for the asset to be adopted. In such cases the promoter (or other financially benefiting person) shall pay as much of the Adoption Sum as it can afford.

CF3 Community centres management

Local Plan policies	WNJCS S&CLP (CW1, CW3) SNLPP2 (SDP2, INF2) NLPP2 (CRC5) WNLP
Threshold	All new residential, mixed-use, and major commercial developments.
Financial	
Non-financial	The Council will require maintenance and management of additional provision to be secured by the developer. The Council will also require that the identified community facilities are managed by the developer or an alternative organisation, company or groups, with the agreement of the Council, following submission to the Council and approval of a robust business plan.
Exemptions	None

22 Site Specific Policies

- 22.1 In the existing part 2 local plans, and in the emerging WNLP, the Council has allocated sites for development, comprising predominantly residential and commercial uses. There may be circumstances where proposals would result in a material increase in the need or demand for various types of infrastructure or services, which are not specifically addressed within this document, and where provision is required in order to make the development acceptable in planning terms. In such cases the council will negotiate with applicants on a case-by-case basis having regard to site specific circumstances. The potential scope of site specific planning obligations is extensive and may include a diverse range of infrastructure and services.

Glossary

Air Quality Assessment:

An assessment of the impact of a development on the levels of certain pollutants in the local area.

Affordable housing:

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Amenity greenspace:

Informal recreation spaces, communal green spaces in and around housing and village greens.

Appropriate Assessment:

An assessment of the potential adverse effects of a plan or project (in combination with other plans or projects) on Special Areas of Conservation and Special Protection Areas.

Community Infrastructure Levy (CIL):

The Community Infrastructure Levy (CIL) is a charge which can be levied by local authorities on new development in their area to help fund supporting infrastructure. CIL can only be applied in areas where, firstly, a local authority has identified a funding gap to deliver the necessary infrastructure and, secondly, where it has consulted on (and approved) a charging schedule which sets out its CIL charging rates and has published the schedule on its website.

Development Plan:

defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

Local Area for Play (LAP):

Small area of unsupervised open space specifically designated for young children for play activities close to where they live.

Local Area Partnerships (LAPs):

There are 9 Local Area Partnerships, also known as LAPs in West Northants. Each of the LAPs cover communities of between 30,000 and 50,000 people with the aim to work together to ensure health and care services are better co-ordinated and focused on the needs of each area.

Locally Equipped Area for Play (LEAP):

Unsupervised play area equipped for children of early school age.

Local Plan:

A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of both.

Major Developments:

For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Multi Use Games Area (MUGA):

Unsupervised hard surface area where a number of games can be played by children or adults.

Natural and semi-natural greenspaces:

Woodland, scrub, grassland, wetlands, open and running water and open access land.

Neighbourhood Equipped Area for Play (NEAP):

Unsupervised site serving a substantial residential area, equipped mainly for older children but with opportunities for play for younger children.

Parks and gardens:

Formal green spaces including urban parks, country parks, forest parks and formal gardens.

Planning condition:

Requirement attached to a planning permission to limit or direct the manner in which a development is carried out.

Planning contributions (also known as developer or Section 106 contributions):

Contributions which are, prior to the determination of a planning application, considered necessary to be paid to the local planning authorities in order to mitigate the impacts of development and to make the development acceptable in planning terms.

Planning obligation:

Legal agreement between a planning authority and a developer, or undertaking offered unilaterally by a developer, which ensures that planning contributions and/or

works related to a development are undertaken (for example, the provision of highways). Sometimes called Section 106 agreements.

Public art:

This is complementary to good urban and building design, as part of social investment in new housing, community facilities and public spaces. Public art can be anything physical, that is made by a professional artist or crafts person, is bespoke and of high quality. Public art can be a stand-alone work of art (a sculpture or statue) or other artistic representation that is included or integrated within street furniture, paving, hard and soft landscaping or architectural detailing.

Public realm:

The term 'public realm' is often used loosely (and sometimes interchangeably) with 'public domain', to refer to publicly accessible built environments that encompass: all streets, squares, and other rights of way, whether predominantly in residential, commercial or civic uses. This includes squares, streets, lanes, pavements, all the surfacing, furniture and fixings and other elements that are provided for common use (such as lighting, street furniture, telephone kiosks, post boxes, railings, signage, nameplates, shelters, line painting, trees and planting). Together, these elements make up the public streetscape and, over time, contribute to the sense of place and heritage.

Residential:

For the purposes of this document, the term 'residential' includes student accommodation, houses in multiple occupation (HMOs), age restricted and sheltered housing, extra-care, nursing and care homes.

Self-build and custom-build housing:

Defined in the Self-Build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016), "self-build and custom housebuilding" means the building or completion by individuals, associations of individual, or persons working with or for them, of houses to be occupied as homes by those individuals. But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person. In interpreting the definition above, the Act also sets out that: 'home', in relation to an individual, means the individual's sole or main residence; 'completion' does not include anything that falls outside the definition of 'building operations' in section 55(1A) of the Town and Country Planning Act 1990.

Supplementary Planning Document (SPD):

Provides supplementary information in respect of the policies in Development Plan Documents. It can constitute a material planning consideration but does not form part of the development plan and is not subject to independent examination.

Sustainable transport modes:

Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

SUPPORTING DOCUMENTS

Economy

West Northamptonshire Economic Growth Strategy (March 2025)

West Northamptonshire Light Industrial and Workshop demand study (March 2025)

Northamptonshire Tourism Strategy (June 2025)

Education

National School Delivery Cost Benchmarking Primary, Secondary & SEN Schools Supported By A national cost benchmarking study undertaken by Hampshire County Council in conjunction with East Riding of Yorkshire Council and the Department for Education November 2023

Emergency Services

The Proposed Infrastructure Levy Recommendations of the Emergency Services Technical Paper (February 2022) - published by the Association of Ambulance Chief Executives; Association of Police and Crime Commissioners; National Fire Chiefs Council; NPEG; National Police Chiefs' Council; National Fire Estates Group

Policing contributions from development schemes (Northamptonshire Police)

Open Space, Sport and Recreation

West Northamptonshire Open Space Assessment (TEP, February 2025)

West Northamptonshire Playing Pitch Strategy (Knight, Kavanagh & Page; April 2024)

West Northamptonshire Sports Facilities Strategy (Knight, Kavanagh & Page; April 2024)

Health

Northamptonshire Integrated Care Board S106 approach (ICB, 2025)

Living your best life (Integrated Care Strategy 2023 – 2033)

Transport

West Northamptonshire Local Transport Plan 2025 – 2045 (March 2025)

Waste

Guidance on Waste and Recycling Collection Requirements for Planning New Developments (West Northamptonshire Council, 2022)

[Waste Recycling Collection Planning Guidelines | West Northamptonshire Council](#)

Others

West Northamptonshire Infrastructure Delivery Plan Phase 1 (March 2024)

Appendix 1

Initial consultees (scoping)

West Northamptonshire Council (internal)

Asset Management
Community Safety
Development Management
Economic Growth
Education
Enforcement
Environmental Health
Housing Strategy
Leisure (including open spaces, sports and museum)
Libraries
Public Health
Regeneration
Specialist Services (Natural Environment and Heritage)
Sustainability
Transport
Waste Management

External

NHS Northamptonshire (Integrated Care Board)
Northamptonshire Police

Appendix 2

Waste Drawing A & B

