

Regulation 122, Community Infrastructure Levy Regulations 2011
Compliance Statement
Produced by South Northants Council for appeal ref APP/Z2830/W/20/3251622
22nd September 2020

Section 106 Agreement – Land South of Grange Park Quinton Road Northampton (S/2019/0856/MAO) – Outline application for up to 300 dwellings and land for a new school (up to two forms-of-entry) along with open space, drainage, footpath improvements, new off-site footpath links, vehicular access and all matters reserved other than access..

Obligation	Need	Relevance	Fair & Reasonable in scale and kind	Policy
Affordable Housing 35 % affordable housing Equating to 105 units.	<p>South Northamptonshire has a high level of need for affordable housing which is defined in the Framework as comprising social rented, affordable rented and 'intermediate housing' provided to households whose needs are not met by the market. The West Northamptonshire Strategic Market Housing Assessment 2010 indicates a net need to provide new affordable housing for between 173 and 182 households per year.</p> <p>The affordable housing contributes to the social dimension of sustainability because it provides for a variety of housing needs now and for future generations.</p>	<p>On-site provision. The mix of house sizes and tenures agreed at reserved matters stage will meet identified local needs.</p> <p>Considering the ongoing requirement to provide 'general needs' affordable accommodation for a range of household types and sizes, it is appropriate to secure a proportion of this kind of accommodation on this development.</p> <p>A tenure mix of affordable rent and low cost home ownership secured through the s106 agreement will respond to local needs.</p>	<p>The scale and kind of affordable housing proposed is directly related to local need as evidenced by the council's Housing Register in respect of rented accommodation and the local HomeBuy agent register for low cost home ownership accommodation such as shared ownership. It is therefore fair and reasonable.</p>	<p>South Northamptonshire Part 2 Local Plan policy LH8 also requires that for sites within or directly adjoining the NRDA, least 35% of new housing will be affordable homes</p> <p>Also South Northamptonshire Part 2 Local Plan policy INF1</p>
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Open space Provision of Amenity Green Space @	The provision of on-site open spaces	On-site provision. The open space	The play areas and open	Policy INF1 of

<p>0.6ha per 1000 population;</p> <p>Provision of Natural/ Semi Natural Green Space @ 0.5ha per 1000 population</p> <p>Provision of children's play and provision for young people @ 0.25ha per 1000 population</p> <p>Provision of allotments @ 0.3ha per 1000 population</p> <p>Est population @ 2.35 people per dwelling.</p> <p>Minimum provision to be made on site unless otherwise agreed. In the event that there is any deficiency against these requirements financial contributions towards provision and maintenance of off-site open space to be made.</p>	<p>that reflect needs and support communities' health, social and cultural well-being is part of the social objective to achieving sustainable development (NPPF para 8b).</p> <p>The NPPF (2018 Para 96) recognises that high quality open spaces and opportunities for sport and physical activity are important to the health and well-being of communities. Planning policies 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. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.</p> <p>Paragraph 92 states that “ To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;...”</p> <p>The Open Space, Sport and Recreation Strategy for South Northamptonshire</p>	<p>is shown indicatively in the plans accompanying the application (to be determined at reserved matters stage).</p> <p>Provision should be made wherever possible on-site and in accordance with the minimum standards set out in the Part 2 Local Plan.</p> <p>Where there are deficiencies against these standards a financial contribution could be made towards the improvement/enhancement or provision and maintenance of open space off-site.</p> <p>The costs for provision and maintenance are based on Spons “External Works and Landscape Price Book” (2016/Q1). An indexation factor should be applied to all commuted payments.</p> <p>The open space is shown indicatively in the plans accompanying the application.</p>	<p>space sought are commensurate to the need generated by the development and complies with the standards for provision set out in the South Northamptonshire Part 2 Local Plan which is an up to date Plan informed by a robust evidence base which includes The Open Space, Sport and Recreation Strategy for South Northamptonshire (2018) of which Part 4 ‘Open Spaces’ of “Planning The Future Of Open Space, Sport And Recreation In West Northamptonshire” is of relevance.</p>	<p>WNJCS</p> <p>South Northamptonshire Part 2 Local Plan policies SDP2 and GS1</p>
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	<p>(2018) identified the facilities and provision required to meet the needs of the district and its findings form part of the evidence base of the South Northamptonshire Local Plan Part 2, along with the report by Nortoft (2016) 'Planning the future of open space, sport and recreation in West Northamptonshire'.</p> <p>The Part 2 Plan establishes open space standards which apply to all new housing developments on sites of 11 or more dwellings or 0.2ha. These standards are set out in Table 4 on page 88/89 of the Part 2 Local Plan.</p>			
Obligation	Need	Relevance	Fair & Reasonable in Scale and Kind	Policy
Open Space Maintenance				
<p>In the event that on-site open spaces are transferred to the District or Parish Council commuted maintenance sums will be needed as follows;</p> <p>All figures in £ per sqm per year, payable over 20 years.</p> <p>Amenity Green Space - 0.58 Natural Semi Natural Green Space - 0.25 Children's play and provision for young people -3.69 Allotments - 0.18</p>	<p>Maintenance commuted sums are required for the long-term maintenance of new open space. These commuted sums cover a twenty-year period and are required to ensure open space is maintained to the correct standard.</p> <p>The costs for maintenance are based on Spons "External Works and Landscape Price Book" (2016/Q1). An indexation factor should be applied to all commuted payments.</p> <p>The costs are set out in Appendix 6 of Part 4 'Open Spaces' of " Planning The Future Of Open Space, Sport And Recreation In West Northamptonshire".</p>	<p>In the case of the on-site provision of open space and its transfer to the District or Parish Council, commuted maintenance sums are needed to ensure the spaces are maintained to the correct standard.</p>	<p>The sums are based on a clear evidence base and differ depending on the open space typology and the maintenance needed for each typology.</p> <p>Sums are calculated according to the amount of open space provided on site (per sqm over 20 years)</p>	<p>Policy INF1 of WNJCS</p> <p>South Northamptonshire Part 2 Local Plan policies SDP2 and GS1</p>

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Sports pitches				
<p>Off-site Sports Pitches Contribution: £924 per dwelling (includes costs of provision £850 per dwelling and maintenance £74.70 per dwelling)</p> <p>Maintenance sums calculated over 15 years.</p>	<p>The provision of open spaces that reflect needs and support communities' health, social and cultural well-being is part of the social objective to achieving sustainable development (NPPF para 8b).</p> <p>The NPPF (2018 Para 96) recognises that high quality open spaces and opportunities for sport and physical activity are important to the health and well-being of communities. Planning policies 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. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.</p> <p>Paragraph 92 states that “ To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and</p>	<p>This is a financial contribution towards increasing the capacity of public sports facilities in the vicinity of the development. This will be through the provision of enhanced sport pitches and ancillary infrastructure.</p>	<p>The size of the sport pitches/amount of the contribution has been calculated in accordance with the methodology in SNC's Developer Contributions SPD by reference to the expected population of the development.</p> <p>The National Playing Fields Association Cost Guide (2003) provides an indication of costs for the provision of sports pitches. These figures have been adjusted for RPI up to March 2010.</p> <p>Provision costs based on 2.0ha per 1000 people @2.5 people per dwelling = 50sqm per dwelling. Costs of £17 per sqm = £850 per dwelling. All set out in Developer Contributions SPD dated December 2010.</p> <p>Maintenance costs based on Spon's "Landscape and External Works Price Book 2007" (updated to 2010 prices) amounting to £4.98 per dwelling per year over 15 years =</p>	<p>Policy INF1 of WNJCS</p> <p>South Northamptonshire Part 2 Local Plan policies SDP2 and GS1</p> <p>Developer Contributions SPD dated December 2010</p> <p>On-site outdoor sports provisions is usually required for developments of 50 dwellings and above. Where this is not possible or appropriate, a financial contribution is sought for the provision or enhancement of off-site facilities.</p>

	residential environments;...." A development of circa 300 homes will generate increased demand for sports pitches/playing fields. No sports pitches/playing fields are proposed on-site. A financial contribution towards increasing the capacity of public outdoor sports facilities in the vicinity of the development is required. This will be through the provision of enhanced sport pitches and ancillary infrastructure.		£74.70. All set out in Developer Contributions SPD dated December 2010	
Obligation	Need	Relevance	Fair & Reasonable in scale and kind	Policy
Refuse Bins				
Refuse Bins - £70.00/dwelling – 3 refuse bins and food caddy)	Necessary to ensure that the development makes proper provision for refuse collection. The provision of refuse bins for new dwellings is not covered by council tax and this approach provides a comprehensive and guaranteed method of providing the development with bins rather than passing it on to individual occupiers.	Cherwell District Council and South Northamptonshire District Council's Joint Corporate Strategy for 2018-19 sets out the councils three strategic priorities which form our overarching business strategy. One of the priorities is to ensure the Districts are "Protected, Green & Clean" and this will be achieved in part by having "High quality Waste & Recycling services".	It is directly related to the development as the contribution serves only the development site. It is fair and reasonable as the calculations are based on a price per bin and the number of bins per household.	SNC Developer Contributions SPD 2010 South Northamptonshire Council's Corporate Plan 2020
Obligation	Need	Relevance	Fair & Reasonable in scale and kind	Policy
Community facilities				
Payment of a financial contribution towards improvement to/creation of additional capacity at community facilities within	Necessary to ensure that the development makes proper provision for additional community facilities to serve the needs of future residents of the development and ensure that a strong sense of community is created.	The development will place a direct increased demand on the existing community facilities in Grange Park, which will need improvement to better serve the larger community served. The Parish Council is the best authority to deliver the	It is directly related to the development as the pedestrian cycle will serve only the development site facilities will off-set the added pressure/demand on existing facilities in the parish.	Policy INF1 of WNJCS South Northamptonshire Part 2 Local Plan policy INF1 SNC Developer

Grange Park of £150,000 (Projects to be specified by Grange Park PC)		improvements needed, based on local knowledge.	It is fair and reasonable as the calculations are based the equivalent sum the developer would have provided for purely on-site facilities.	Contributions SPD 2010
Obligation	Need	Relevance	Fair & Reasonable in scale and kind	Policy
Off-site path/cycle connection				
Undertake delivery/complete payment of £151,000 (index linked) towards, and agree a binding timetable and mechanism for the implementation of, upgrades to the existing bridleway and a footpath and cycle way (with streetlighting) into the existing network within Grange Park prior to 1st occupation	Necessary to ensure that the development makes proper provision for pedestrian and cycle connection into Grange Park via the most direct route in order to achieve community cohesion and non-motorized access to local facilities and reduce reliance on private car journeys (modal shift).	Without good permanent connection directly into the existing pedestrian/cycle network in Grange Park the development will be isolated and wholly car-reliant.	It is directly related to the development as the contribution serves only the development site. It is fair and reasonable as the calculations are based the estimated cost for providing a path through Alamein Wood.	Policy S10 and C2 of WNJCS South Northamptonshire Part 2 Local Plan policies SS2 and SDP2
Obligation	Need	Relevance	Fair & Reasonable in scale and kind	Policy
Implementation of Travel Plan				
Requiring the implementation of the submitted travel plan	Necessary to ensure that the development makes proper provision for pedestrian and cycle connection into Grange Park via the most direct route in order to achieve community cohesion and non-motorized access to local	To seek to maximise the limited opportunities for sustainable non-car reliant travel for future residents of the development (and their visitors) and achieve desired modal shift.	It is directly related to the development as the contribution serves only the development site.	Policy S10 and C2 of WNJCS South Northamptonshire Part 2 Local Plan

	facilities and reduce reliance on private car journeys (modal shift).			policies SS2 and SDP2
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Primary Education				
Provision of 2.1Ha of land within the site for up to a 2FE primary school and financial contribution of £2,250,000 towards provision of a 1FE school on the site (contributions equivalent to half a 1FE)	This development will generate approximately 84 Primary School pupils according to forecasting data (equivalent to 50% of a 1 form entry primary school). This level of capacity cannot be accommodated in the existing local schools, who are currently operating above recommended DFE capacity thresholds, and do not have space to accommodate the additional capacity needed. A minimum 1FE primary school on the development will meet this demand, however in the event this does not come forward then the financial contribution will be allocated towards providing suitable off-site capacity.	The project identified for this contribution is directly relevant to this proposal, being for the provision of a school on the development site.	A minimum 1 form entry school will be required to accommodate pupils from this development, the cost of which is forecast at £4.5m based on local build costs. The s106 contribution requested equates to 50% of this cost, and is therefore directly proportionate to the expected pupil yield of the development, and is fair and reasonable in scale and kind	WNJCS Policy E6 & R1 SNC Part 2 Local Plan Policy INF1
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Early Years Education				
If no site for an up to 2FE primary school is provided on site then payment of an additional financial contribution towards primary education and Early Years Education, which	This development will generate approximately 95 children requiring early years provision, based on the indicative dwelling mix and forecasting data. Current take-up figures for funded entitlement places indicate a high level of demand in the area for early years provision and an insufficient number of places available to meet the increased yield from this development. It is expected additional early years capacity	The project identified for this contribution is directly relevant to this proposal, being for the provision of Early Years facilities serving the development site.	The contribution amount is calculated per dwelling size utilising the latest Department for Education pupil cost data and our latest Population Forecasting & Pupil Yield generation data, and is therefore fair and reasonable to a development of this size.	WNJCS Policy E6 & R1 SNC Part 2 Local Plan Policy SDP1 & INF2

<p>shall be the higher total figure of either:</p> <p>1 bed = £0 2 bed = £3,724 3 bed = £3,972 4+ bed = £4,220</p> <p>Or</p> <p>The equivalent land value for the 2.1Ha school site (mechanism for agreeing value to be outlined in the agreement)</p>	<p>will be provided within any new primary school delivered on-site. However, in the event this is not possible then additional provision will need to be secured in the surrounding area and supported through a s106 obligation.</p>			
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Libraries				
<p>Costs towards libraries per dwelling dependent upon number of bedrooms:</p> <p>1 bed = £109 2 bed = £176 3 bed = £239 4+ bed = £270</p>	<p>This development is served by Library facilities that are small for the population it serves, with over 21,000 residents within a 2 mile walking distance of the facilities, cumulating in over 18,300 visits per annum (2017 data). Any additional housing development in the vicinity is therefore expected to increase the demand for the services and facilities it provides beyond existing capacity.</p>	<p>The Library serving this development has been identified for improvements, adding capacity and extending / improving the range and flexibility of services offered, to meet the needs of the growing population it serves, including improvements to premises and associated infrastructure.</p>	<p>Contributions are calculated based on National Museum & Library & DCMS standards, requiring c.30sqm per 1,000 population, and are proportionate to dwelling size and local build costs.</p>	<p>WNJCS Policy R1</p> <p>SNC Local Plan Part 2 Policy SDP1 & INF2</p>
Obligation	Need	Relevance	Fair & Reasonable in scale and kind	Policy
Healthcare				
Contribution	New developments generate a	The funding will be used to	NHS England is	SNC Developer

<p>towards NHS primary healthcare per dwelling: £780.52</p> <p>(Total = £51,429.55)</p>	<p>requirement for additional healthcare services. Existing GP practices within the vicinity of the site would need to expand their services to meet the needs of residents of the development.</p>	<p>redevelop or enhance Primary Care Facilities of the practice(s) whose boundary includes the proposed development.</p>	<p>requesting a capital contribution from the developer towards that part of the GP premises development which is attributable to the proposed population.</p> <p>The indicative size of the premises requirements has been calculated based on current typical sizes of new surgery projects factoring in a range of list sizes recognising economies of scale in larger practices. The cost per sqm has been identified by a quantity surveyor experienced in health care projects. This is the cost of providing additional accommodation for 158 patients.</p>	<p>Contributions SPD 2010</p>
Obligation	Need	Relevance	Fair & Reasonable in scale and kind	Policy
SNC Monitoring				
<p>District Council Admin/monitoring fee - £5,000</p>	<p>Upon completion of the Section 106 agreement, it needs to be registered on the Council's database. Upon implementation, it is necessary to monitor compliance with the agreement, cover costs of administering the receipt of money, costs of site visits, officer time.</p>	<p>Relates specifically to the development of this site and monitoring an agreement which is necessary to make the proposal acceptable.</p>	<p>Figure calculated based on hourly rates and the number and nature of heads of terms.</p> <p>The monitoring of Section 106 agreements is a statutory function provided on a discretionary basis. The Council is entitled to</p>	<p>SNC Developer Contributions SPD 2010</p>

			charge for its costs incurred in carrying out this function. The monitoring fee is a fair and reasonable charge for the officer time required to monitor this agreement and development.	
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