

Regulation 122, Community Infrastructure Levy Regulations 2011
Compliance Statement

APP/Z2830/W/21/3267906- Section 106 Agreement – Land south of Blakesley Hill, Greens Norton (S/2020/1376/MAO) Outline application for up to 69 dwellings, with associated access, landscaping, open space, and drainage infrastructure (all matters reserved other than access)

Obligation	Need	Relevance	Fair & Reasonable in scale and kind	Policy
Affordable Housing				
50% affordable housing on site 70% as Social Rented or Affordable Rented Units and 30% as other affordable routes to home ownership ("Intermediate").	South Northamptonshire is considered an affluent area; households on lower/medium incomes find it difficult to find suitable affordable accommodation that meets their housing needs. The District has a high level of need for affordable housing which is defined in the Framework ¹ as comprising social rented, affordable rented and 'intermediate housing' provided to households whose needs are not met by the market. The West	The council's housing register gives an indication of affordable housing need from applicants approaching the council for re-housing. The register includes those eligible for rented housing, but not those interested in shared ownership. This Council's housing register is a "live" register which is constantly updated. It shows that 32 households have indicated that they would consider Greens Norton as a place to be re-housed. Their needs range from 1 bedroom to 4 bedroom properties. Further investigation of their current circumstances shows that 3 of these households have a local connection to the parish. This indicates that there is demand for affordable housing in Greens Norton. The register held by the Homebuy agent (Help to Buy Midlands and London) shows strong demand for shared ownership housing in the South Northamptonshire district, although this does not record demand for individual parishes.	The scale and kind of affordable housing required in the S106 Agreement is directly related to local need as evidenced by the SHMA and 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, and reflects the	South Northamptonshire Part 2 Local Plan Policy LH8 and INF1. Developer Contributions SPD dated December 2010.

¹ National Planning Policy Framework

	<p>Northamptonshire Strategic Market Housing Assessment (SHMA) 2010 highlights the shortfall of affordable housing across west Northamptonshire and an update to the SHMA in 2013 demonstrates a district wide requirement of 3300 affordable dwellings by 2029. The SHMA and subsequent updates indicate that between 173 and 183 new affordable homes are required per annum.</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>Adopted Policy LH8 of the South Northamptonshire Part 2 Local Plan sets out the requirement for 50% affordable dwellings in the rural areas as well as the tenure split needed (70% rent and 30% affordable home ownership).</p>	<p>requirements of up to date adopted local plan policy It is therefore fair and reasonable.</p>	
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Open space provision on site (including play area)				
Provision of on-site public open space in accordance with illustrative masterplan including provision of children's play area	<p>The provision of on-site 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</p>	<p>Provision should be made wherever possible on-site and in accordance with the minimum standards set out in the adopted Part 2 Local Plan.</p> <p>The illustrative masterplan identifies provision of 0.8ha public open space on site which is in excess of adopted local plan policy requirements. This will include all open space typologies set out in the Part 2 Plan including; amenity/informal open space, an equipped play area and SuDs.</p> <p>The S106 requires provision and delivery of the on-site open space in accordance with local plan policy requirements with the requirement for an adoption and management plan specified within the s106 in order to secure the implementation of the open space and its retention after the development has been completed.</p>	<p>The open space sought is commensurate to the need generated by the development and complies with the standards for provision set out in the South Northamptonshire Local Plan (Part 2) which is an up to date local plan informed by a robust evidence base which includes the report "Planning The Future Of Open Space, Sport And Recreation In West Northamptonshire" where Part 4 'Open Spaces' is of relevance.</p>	<p>Policies RC2, INF1 and INF2 of WNJCS² 2014.</p> <p>South Northamptonshire Local Plan Part 2 Policies SDP2 and GS1 and INF1.</p> <p>Developer Contributions SPD dated December 2010</p>

² West Northamptonshire Joint Core Strategy

	<p>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>			
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	<p>The report 'Planning the future of open space, sport and recreation in West Northamptonshire' identifies 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.</p> <p>The Part 2 Local 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>			
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Transport				

<p>Contribution of £1,000 per dwelling to the no.87 bus service serving Greens Norton</p>	<p>The bus service contribution is to ensure opportunities to encourage the use of public transport. This contributes to the sustainable development objectives in accordance with the National Planning Policy Framework, West Northamptonshire Joint Core Strategy and Policy SS2 of the South Northamptonshire Local Plan (Part 2)</p> <p>The development is situated in a rural settlement away from urban service centres. Residents of the development will need to travel to urban areas for essential services, including employment, and not all have access to motor vehicles and must be encouraged to use the bus service, the future funding of which is not secured.</p>	<p>The new development would create a greater demand for more trips to urban areas to access essential services. Improvements to bus service is intended to encourage the use of public transport. Greens Norton is currently serviced by the no.87 bus service that will potentially need to be reconfigured in the near future anyway; funding from this development would assist in retaining and/or enhancing the service depending on the level of no.87 service provision at the time the contribution is payable.</p>	<p>The Local Highway Authority advise that £1,000 per dwelling is the standard contribution they seek towards public transport enhancement, as this is an amount that allows effective support to local public transport.</p>	<p>Policies S10, C5, INF2 and R3 of WNJCS 2014.</p> <p>South Northamptonshire Part 2 Local Plan policies SS2, SDP2 and INF1.</p>
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Travel cards: 4 week Stagecoach Megarider Gold ticket for each dwelling to provide unlimited travel between Greens Norton Towcester and Northampton	The development is situated in a rural settlement distant from urban service centres. Residents of the development will need to travel to urban areas for essential services, including employment, and not all have access to motor vehicles and must be encouraged to use the bus service	The new development would create a greater demand for more trips to urban areas to access essential services. The Travelcard will encourage use of public transport to serve the nearest larger service centres.	On first occupation of each dwelling residents will be made eligible for one 4 week travel card on request from the developer at a cost of £110.	Policies S10, C5, INF2 and R3 of WNJCS 2014. South Northamptonshire Part 2 Local Plan policies SS2, SDP2 and INF1.
Offsite contribution of £2,000 towards 2no. Sheffield-style cycling stands to be installed at locations in Greens Norton	To encourage cycle trips to the facilities in the village serving the development, there is a need for an offsite contribution towards 2no. cycle stands that will be installed at key locations (e.g. the school or medical centre).	The new development would create a greater demand for village facilities, which are accessible by both foot and by bicycle. The contribution towards bike stands would facilitate trips by those choosing to cycle and complement the private cycle storage that would be sought for each dwelling at reserved matters stage.	Providing funding for 2no. stands is considered fair and reasonable bearing in mind the overall number of dwellings and likelihood of cycling trips from the site within the village.	Policies S10, C5, INF2 and R3 of WNJCS 2014. South Northamptonshire Part 2 Local Plan policies SS2, SDP2 and INF1.
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Refuse and Recycling Bins				
Refuse Bins - £70.00 per dwelling – 3 refuse bins and food caddy	Necessary to ensure that the development makes proper provision for refuse and recycling	Each new dwelling will need to be provided with appropriate containers. For individual houses, this is as follows; <ul style="list-style-type: none"> • Black bin for rubbish 	It is directly related to the development as the contribution serves only to cover the costs of	South Northamptonshire Part 2 Local Plan policies SS2 and INF1.

	<p>collection. The provision of refuse/recycling 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.</p> <p>The NPPF paragraph 8 notes that planning has an environmental objective, including the need to minimise waste and pollution and mitigate and adapt to climate change including moving to a low carbon economy. The Council is committed to a strategy of minimising domestic waste sent for disposal through the development of recycling services and the reduction and reuse of materials.</p>	<ul style="list-style-type: none"> • Blue bin for recycling • Green bin for garden waste • Silver caddy for food waste collections (with an indoor caddy for storage) <p>The contribution is to cover the cost of bin provision for each dwelling.</p>	<p>refuse and recycling receptacles for each new dwelling.</p> <p>It is fair and reasonable as the calculations are based on a price per bin and the number of bins per household.</p>	<p>SNC Developer Contributions SPD 2010</p>
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Primary Education				
<p>Cost towards Primary Education per dwelling dependent upon number of bedrooms:</p> <p>1 bed = £0 2 bed = £1,614 3 bed = £3,972 4 bed+ = £4,592</p>	<p>This development will generate approximately 22 Primary School pupils. This development would be served by Greens Norton Primary School. As at September 2020 the school is operating close to the Department for Education's recommended capacity threshold. Furthermore, when considering the cumulative impact of existing permitted and pending development proposed in the surrounding area, limited levels of capacity in neighbouring schools and current forecasts indicating continued high levels of demand for places, it is expected that there will</p>	<p>It is expected that additional provision would need to be accommodated through the expansion of Greens Norton Primary School. A feasibility study will need to be undertaken by the council to determine the precise nature of this work, however this is expected to include internal works to reconfigure useable space and support provision of additional capacity.</p>	<p>The contribution amount is calculated per dwelling size utilising the latest Department for Education cost multipliers and is therefore fair and reasonable to a development of this size.</p>	<p>Policies INF1 and INF2 of the WNJCS 2014.</p> <p>South Northamptonshire Part 2 Local Plan policies and INF1 and INF3.</p>

	not be sufficient capacity to accommodate the pupils from this proposed development without additional provision being made available in the area.			
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Early Years Provision				
Cost towards Early Years provision per dwelling dependent upon number of bedrooms: 1 bed = £0 2 bed = £3,724 3 bed = £3,972 4 bed+ = £4,220	The Council (formerly part of its now constituent County Council function) has a statutory responsibility to provide Early Years services (e.g. pre-school, play-group, and/or nursery provision) for children aged two, three or four. The County Council's 'sufficiency of capacity' evidence base for Early Years provides an overview of current capacity in the area; as at Jan 2021, it was	It is expected that additional yield arising from this development would need to be accommodated through the expansion of early years funded entitlement places in the Greens Norton area. This will be subject to a capacity review so as to ensure the latest information regarding place availability and dwelling mix can be used to determine the scale of contribution that is ultimately required.	The contribution amount is calculated per dwelling size utilising the latest Department for Education cost multipliers and is therefore fair and reasonable to a development of this size. The Government's own publication "Securing Developer Contributions for Education" ³ (November 2019)	Policies INF1, INF2 of WNJCS 2014. South Northamptonshire Part 2 Local Plan policies and INF1 and INF3.

³ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/909908/Developer_Contributions_Guidance_update_Nov2019.pdf

	<p>reported that there was a lack of capacity in the Greens Norton area, with any existing capacity expected to be fully taken up as a result of existing development. It is understood that, as of March 2021, there were 4 Early Years providers within 2 miles of Greens Norton with a total of 21 Early Years vacancies, not all which are funded places and which are nevertheless insufficient to accommodate the 22 places likely to be generated by the development.</p>		<p>explains how Early Years funding will be sought and in its paragraph 16 explains that the cost of Early Years places should be assumed to be the same as Primary School places.</p>	
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Libraries				
Costs towards libraries per dwelling dependent upon	This development is expected to impact on the current level of library provision as the new residents moving	Greens Norton residents access library services and facilities at both Towcester library, which is small for the population it serves, and through online and digital resources. Additional residents moving into the area will place additional pressure on capacity of	Contributions are calculated based on the National Library Tariff formula produced	Policies INF1 and INF2 of WNJCS 2014.

<p>number of bedrooms: 1 bed = £109 2 bed = £176 3 bed = £239 4+ bed = £270</p>	<p>into the developments utilise existing facilities and services.</p>	<p>these facilities to cope with increased demand. A section 106 contribution will therefore be necessary in order to add capacity and extend and improve the range and flexibility of services offered, to meet the needs of the growing population. A number of projects are being developed to support this that the contribution would be directed towards, including investment in new IT / Digital infrastructure.</p>	<p>by the Museums Libraries and Archives Council (MLA) This includes:</p> <ul style="list-style-type: none"> • A minimum standard of 30 sq. metres of new library space per 1,000 Population. • A construction and initial equipment cost on a per sq. metre basis (adjusted to reflect Northamptonshire building costs), based on BCIS building costs for public libraries 	<p>South Northamptonshire Part 2 Local Plan policy INF1.</p>
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Healthcare				
<p>Contribution towards NHS primary healthcare per dwelling based</p>	<p>New developments generate a requirement for additional healthcare services. The CCG</p>	<p>The funding will be used to redevelop or enhance Primary Care Facilities of the practice(s) whose boundary includes the proposed development; in this case the Greens Norton Medical Centre.</p>	<p>NHS England is requesting a capital contribution from the developer towards that part of</p>	<p>Policies INF1 and INF2 of WNJCS 2014.</p>

<p>on the following; 69 (no. of dwellings) x 2.43 (av. occupancy rates) x 0.11 (sqm per person) x £1,902 (cost of build per sqm). £35,079.92 index linked.</p>	<p>confirms there will not be sufficient capacity in the local primary healthcare system to absorb the anticipated increase in demand created by the proposed development. Practices in the local area are already at the limit of their capacity and the increase in population could push practices to the point that they are no longer able to accept new patients. If this were to be the case it could result in the population brought to the area by the new housing development experiencing difficulties accessing primary care health services.</p>		<p>the GP premises development which is directly attributable to the proposed population. Northamptonshire CCGs will be working with the Practice/s local to the development to establish specifically where there is scope to expand/improve capacity to effectively care for the additional patients.</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</p>	<p>South Northamptonshire Part 2 Local Plan policies SS2, SDP2 and INF1.</p> <p>SNC Developer Contributions SPD 2010</p>
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			surveyor experienced in health care projects.	
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Monitoring				
Council Admin/monitoring fee - £5,000	<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>Monitoring Officers are employed by the Council to ensure that obligations set out in each section 106 agreement are fully met. The officers will also ensure obligations are met by third parties e.g. Town/Parish Councils.</p>	<p>These monitoring fees are required under the Council's Developer Contributions SPD adopted in 2010 (see section 26). These fees are based on the overall amount of the contributions in the agreement.</p> <p>The Council (South Northants office) has a full-time S106 monitoring officer and has recently needed to appoint a second monitoring officer. Alongside this, monitoring procedures have been set up to enable efficient monitoring of obligations. The Monitoring Officers complete the following tasks; record the details of all signed section 106 agreements; summarise s106 agreements to identify "trigger points" as to when planning obligations should be met/delivered; record all "trigger points" and estimated dates when such trigger points will occur on a specialised electronic database; monitor all activity and milestones of a development associated with s106 obligations and trigger points; work with Development Management Officers and Monitoring Officers to ascertain commencement and completions of development and to ascertain when aspects of development have been completed to the required standard; request payments or benefit in kind when trigger points are reached by each development; ensure payments are recorded, banked</p>	<p>Figure calculated based on 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 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.</p> <p>The fees are proportionate and</p>	SNC Developer Contributions SPD 2010

		<p>and sent onto a third party if required; ensure that all planning obligations are enforced if not met by the relevant party.</p>	<p>reasonable and are considered to reflect the costs of monitoring. £5,000 for 69 dwellings given that the obligations will be actively monitored and reported on is considered to accurately reflect the current costs of monitoring S106 agreements.</p>	
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