

Regulation 122, Community Infrastructure Levy Regulations 2011
Compliance Statement

APP/Z2830/W/20/3265715 – Section 106 Agreement - Land South of Station Road, Blisworth, Northamptonshire NN7 3DN (S/2020/0930/MAO)
Outline Planning Application for up to 35 (maximum) residential dwellings including access with all other Matters Reserved

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	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 50 households (as of 6 th October 2020) have indicated that they would consider Blisworth as a place to be re-housed, of whom 7 have a local connection to the parish. This indicates that there is demand for affordable housing in Blisworth. 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	South Northamptonshire Part 2 Local Plan Policy LH8 and INF1. Developer Contributions SPD dated December 2010.

¹ National Planning Policy Framework

	<p>needs are not met by the market. The West 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>ownership, and reflects the 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 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</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 0.72ha 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>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</p>			
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	<p>communities and residential environments;....”</p> <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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Outdoor sport (off-site contribution)				

<p>Off-site financial contribution of £924.70 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</p>	<p>A development of up to 35 homes will generate increased demand for sports pitches/playing fields from the additional population. No sports pitches/playing fields are proposed on-site and therefore 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 in Blisworth and the surrounding area.</p>	<p>The amount of the contribution has been calculated in accordance with the methodology in SNC's Developer Contributions SPD 2010 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.</p>	<p>Policies RC2, INF1 and INF2 of WNJCS 2014.</p> <p>South Northamptonshire Part 2 Local Plan policies SDP2 and GS1 and INF1.</p> <p>Developer Contributions SPD dated December 2010</p>
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	<p>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>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 = £74.70. All set out in Developer Contributions SPD dated December 2010</p>	
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Obligation	Need	Relevance	Fair & Reasonable in Scale and Kind	Policy
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 collection. The provision of refuse/recycling bins for new dwellings is not covered by council tax and this approach	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 • Blue bin for recycling • Green bin for garden waste • Silver caddy for food waste collections (with an indoor caddy for storage) 	It is directly related to the development as the contribution serves only to cover the costs of refuse and recycling receptacles for each new dwelling.	South Northamptonshire Part 2 Local Plan policies SS2 and INF1. SNC Developer Contributions SPD 2010

	<p>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>	The contribution is to cover the cost of bin provision for each dwelling	It is fair and reasonable as the calculations are based on a price per bin and the number of bins per household.	
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Primary Education				

<p>Cost towards Primary Education per dwelling dependent upon number of bedrooms: 1 bed = £0 2 bed = £1,614 3 bed = £3,972</p> <p>4 bed+ = £4,592</p>	<p>This development will generate approximately 11 Primary School pupils. This development would be served by Blisworth Primary School.</p>	<p>It is expected that additional provision would need to be accommodated through the expansion of Blisworth 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>It is expected that there will not be sufficient capacity within existing provision to be able to accommodate the likely number of pupils generated from this proposed development and on this basis, a s106 obligation from this development towards enhancing and increasing the provision of Primary Education infrastructure and capacity in the area will therefore be required to ensure that the children generated by this development can be accommodated within a local school.</p> <p>A Primary Education contribution of £139,020 will be required, based on the average dwelling mix. This figure will be reassessed and a suitable project identified once the mix of dwellings proposed to be delivered on the site is confirmed through the planning process.</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</p> <p>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>
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Early Years Provision				
<p>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</p>	<p>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.</p>	<p>The County Council's 'sufficiency of capacity' evidence base for Early Years provision is currently being updated and it is therefore not possible to determine what the current capacity is and likely impact of this development on demand for places.</p> <p>The county council will provide an update on this position once the sufficiency of capacity work has been completed, and further consultation with the county council is recommended on this point to ensure the most up to date information is included in any future s106 agreement. If there is a lack of capacity identified for Early Years, a s106 contribution of £139,020 would be required, based on the average dwelling mix.</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. The</p>	<p>Policies INF1, INF2 of WNJCS 2014.</p> <p>South Northamptonshire Part 2 Local Plan policies and INF1 and INF3.</p>

			Government's own publication "Securing Developer Contributions for Education" ³ (November 2019) explains how Early Years funding will be sought and in	
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³ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/909908/Developer_Contributions_Guidance_update_Nov2019.pdf

			its paragraph 16 explains that the cost of Early Years places should be assumed to be the same as Primary School places.	
Obligation	Need	Relevance	Fair & Reasonable in scale and kind	Policy
Libraries				
Costs towards libraries per dwelling dependent upon number of bedrooms: 1 bed = £109 2 bed = £176 3 bed = £239 4+ bed = £270	This development is expected to impact on the current level of library provision as the new residents moving into the developments utilise existing facilities and services.	The new development will generate additional need and library space requirement, the County Council requires contributions towards the costs of providing new, extended and/or improved library facilities to support the delivery of growth. This development is expected to impact on the current level of library provision as the new residents moving into the developments utilise existing facilities. A Libraries Contribution of £8,365 is therefore required, to contribute towards the improvement, enhancement or expansion of Library facilities to serve the development.	Contributions are calculated based on the National Library Tariff formula produced by the Museums Libraries and Archives Council (MLA) This includes:	Policies INF1 and INF2 of WNJCS 2014. South Northamptonshire Part 2 Local Plan policy INF1.

			<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 	
Obligation	Need	Relevance	Fair & Reasonable in scale and kind	Policy
Healthcare				
Contribution towards NHS primary healthcare per dwelling based on the following; 35 (no. of dwellings) x 2.43 (av. occupancy rates) x 0.11 (sqm per person)	New developments generate a requirement for additional healthcare services. The CCG confirms there will not be sufficient capacity in the local primary healthcare system to absorb the anticipated increase in demand	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 Parks (Blisworth Branch).'	NHS England is requesting a capital contribution from the developer towards that part of the GP premises development which is directly attributable to the proposed population.	<p>Policies INF1 and INF2 of WNJCS 2014.</p> <p>South Northamptonshire Part 2 Local Plan policies SS2, SDP2 and INF1.</p>

<p>x £1,902 (cost of build per sqm). £17,794.16 index linked.</p>	<p>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>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 surveyor experienced in health care projects.</p>	<p>SNC Developer Contributions SPD 2010</p>
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Obligation	Need	Relevance	Fair & Reasonable in scale and kind	Policy
Monitoring				
<p>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>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 and sent onto a third party if required; ensure that all planning obligations are enforced if not met by the relevant party.</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 reasonable and are considered to reflect the costs of monitoring. £5,000 for 35 dwellings</p>	<p>SNC Developer Contributions SPD 2010</p>

			given that the obligations will be actively monitored and reported on is considered to accurately reflect the current costs of monitoring S106 agreements.	
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