

WNDC Planning Obligations Strategy



Foreword

The growth and regeneration of West Northamptonshire is a project of national significance, supported by government, the region and the local authorities of West Northamptonshire. A clear strategy for delivering infrastructure has been a priority for WNDC's Board and our partners since our inception. Following on from the publication of Planning Principles, this strategy seeks to ensure that this objective is secured with an appropriate local solution to infrastructure management and delivery. In consultation with key public sector partners and the development sector, this Planning Obligations Strategy, for the first time, provides a comprehensive review of costs and the role of the development sector in assisting the public agencies in delivery.

Against the background of the publication of this strategy, the community at large is facing a number of challenges. Sustainable growth, and the creation of great places to live nevertheless requires a long term view. Recognising and working with all our partners, including developers, to ensure that we continue to establish the framework for future prosperity and growth in the area remains a priority. Providing structure and certainty for landowners, developers, service providers and the community remains the best way of successfully delivering this aspiration. This strategy reflects the current challenge and sets out how WNDC propose to address these short term circumstances.

This strategy will sit alongside other WNDC publications focused on the delivery of high quality, managed growth. WNDC is continuing to work with key delivery partners around the detailed programme for delivery. In due course, this strategy will be replaced by the "development plan" for the area, being prepared by the West Northamptonshire Joint Planning Unit. In the meantime, WNDC's Board, and officers, are committed to ensuring that the aspirations of government, the local authorities and the community, embodied and reflected in this strategy are delivered.



Stephen Kelly
Planning and Development
Director, December 2008



Contents

1	Introduction	3
	The Development Plan	5
	The Joint Local Development Framework (LDF)	5
	Statute and Policy Guidance	5
	Community Infrastructure	6
	Developing the Strategy	6
	Infrastructure Delivery	7
2	WNDC’s approach to Planning Obligations	8
	The Application of the Standard Charge	8
	Arrangements for Negotiating the Standard charge and other Planning Obligations	9
	Covenants and Commitments to be made by WNDC	12
	Implementation, Collection and Delivery Arrangements	13
	Monitoring and Review of the Planning Obligations Strategy and Standard Charges	14
3	Annex A: Estimated cost per person and per dwelling of infrastructure requirements	15



1 Introduction

- 1.1 The West Northamptonshire Development Corporation's (WNDC) statutory objective is to promote and deliver sustainable growth and regeneration of West Northamptonshire. To achieve this aim, it is essential that public sector investment in social and physical infrastructure is supported by appropriate contributions derived from the developments that will contribute to the demand for such infrastructure in the future. The contribution of the private sector to this investment in infrastructure should, in part, be harnessed through planning obligations secured in association with the grant of planning permission for development.
- 1.2 The Planning Obligations Strategy sets out WNDC's approach to planning obligations, in particular, the arrangements for a 'Standard Charge' to be applied, initially, to new residential development within WNDC's area. The principal objective of the Strategy is to ensure that development contributes appropriately, both financially and/or in kind, towards the infrastructure needed across WNDC's area to deliver sustainable growth. Funding from planning obligations will be used, alongside other funding sources, to ensure that essential infrastructure, facilities and amenities are brought forward at the appropriate time, so that the growth and regeneration outcomes sought for the area can be achieved.
- 1.3 The Planning Obligations Strategy sets out WNDC's approach to planning obligations, in particular, the arrangements for a 'Standard Charge' to be applied, initially, to new residential development within WNDC's area. The principal objective of the Strategy is to ensure that development contributes appropriately, both financially and/or in kind, towards the infrastructure needed across WNDC's area to deliver sustainable growth. Funding from planning obligations will be used, alongside other funding sources, to ensure that essential infrastructure, facilities and amenities are brought forward at the appropriate time, so that the growth and regeneration outcomes sought for the area can be achieved.
- 1.4 To achieve these objectives, WNDC has the power to:
 - acquire, hold, manage, reclaim and dispose of land and other property;
 - carry out building and other operations;
 - seek to ensure the provision of water, electricity, gas, sewerage and other services;
 - provide funding to organisations whose activities meet WNDC's operational objectives; and
 - undertake any appropriate activity which may underpin the regeneration of the West Northamptonshire area.
- 1.5 Since April 2006, WNDC has also been the development control authority for strategic planning applications in Northampton, Daventry and Towcester, in summary, covering applications for more than 50 dwellings or 2500 sq m of business floorspace. In Northampton's central area, given its strategic importance to the county, WNDC is also responsible for determining most applications relevant to its purpose, that is all those except for 'householder' development.
- 1.6 WNDC is a limited life body. It is intended that WNDC should have a lifespan of 10 years, with a full review after five years.
- 1.7 In accordance with its remit, WNDC is preparing a Regeneration Framework for West Northamptonshire, which sets out the vision for regeneration and identifies the critical success factors for WNDC. The Regeneration Framework includes a series of strategy documents that identify the interventions required to deliver regeneration. The Planning Obligations Strategy is one of these key intervention documents, which will enable WNDC to deliver the infrastructure needed in the area to bring forward development and promote regeneration.

West Northamptonshire Development Corporation

- 1.3 WNDC was set up by Government in December 2004, as part of the Sustainable Communities programme, with a remit to promote and deliver the sustainable growth and regeneration of the three towns of Northampton, Daventry and Towcester. Its overall objectives are to:
 - bring land and buildings into effective use;
 - encourage the development of existing and new industry and commerce;
 - create an attractive environment; and
 - ensure that housing and social facilities are available to encourage people to live and work in the area.
- 1.4 To achieve these objectives, WNDC has the power to:
 - acquire, hold, manage, reclaim and dispose of land and other property;
 - carry out building and other operations;
 - seek to ensure the provision of water, electricity, gas, sewerage and other services;
 - provide funding to organisations whose activities meet WNDC's operational objectives; and
 - undertake any appropriate activity which may underpin the regeneration of the West Northamptonshire area.
- 1.8 For WNDC to meet its objective, it is appropriate that it establishes an understanding of the infrastructure required to support the levels of growth set out in the emerging East Midlands Regional Plan, as well as bringing about the wider regeneration of West Northamptonshire, and set out an approach for securing such delivery. That understanding needs be set out in a transparent manner and should make it clear the nature of the obligations that new development will normally be expected to meet in order to satisfy planning policy requirements and to mitigate its impact.
- 1.9 The Planning Obligations Strategy seeks to establish robust arrangements for securing appropriate developer contributions towards the provision of strategic and local infrastructure needed in the West Northamptonshire area to support the developments that are coming forward for planning approval. The Strategy is aimed at developers, landowners, service providers and the wider community and seeks to provide greater clarity and certainty around WNDC's procedures for negotiating and securing s106 planning agreements.

The Purpose of the Planning Obligations Strategy

1.10 The intention is that the Strategy will:

- assist developers, landowners and other stakeholders with understanding the infrastructure requirements that will be sought to cope with additional demands brought about by new development;
- manage more effectively the legal arrangements for negotiating and securing s106 planning agreements;
- provide greater transparency and consistency;
- ensure that developments contribute financially and in kind towards the infrastructure needed in WNDC's area;
- promote co-ordinated delivery; and
- provide a powerful tool for lobbying Government for 'gap' funding for essential infrastructure.

1.11 One benefit of the Planning Obligations Strategy, and in particular, the standard charge approach, is that it minimises the need for detailed negotiation of a s106 planning agreement with the applicant. Further it provides, in exchange for a more certain process for the developer and landowner considering whether to bring forward land, greater co-ordination and planning of infrastructure delivery. It also assists WNDC and infrastructure providers to forecast income from charges more accurately.

What are Planning Obligations?

1.12 A planning obligation, or Section 106⁽¹⁾ planning agreement, is a legally binding agreement entered into between the local planning authority and a developer or landowner, or unilateral undertaking made by a landowner, in the context of the grant of planning permission. Planning obligations are intended to make development acceptable, which would otherwise be unacceptable in planning terms.

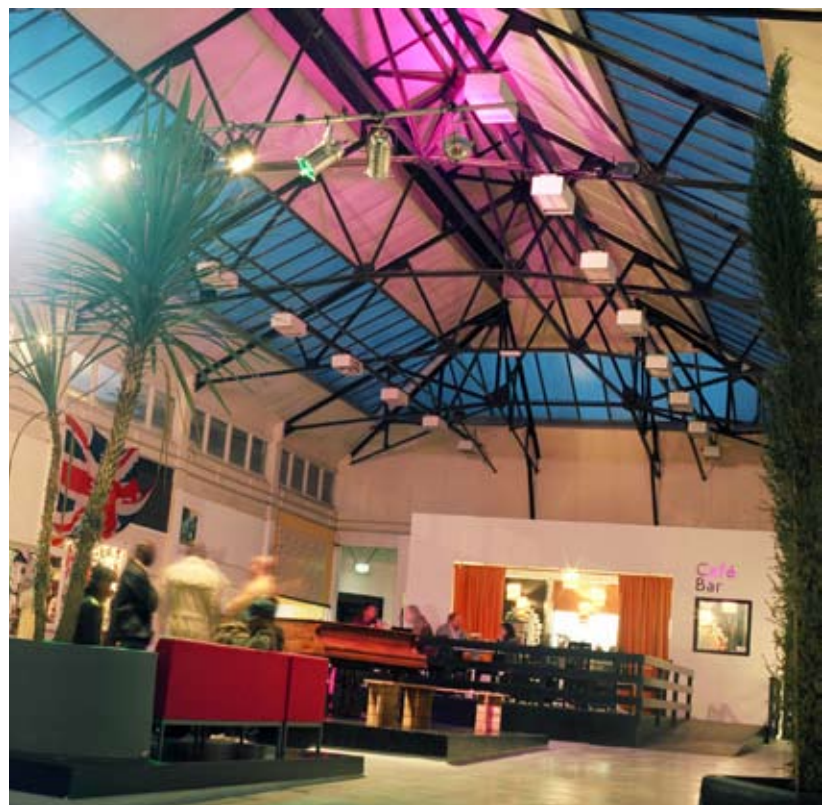
1.13 The reason for planning obligations is that, in most cases, the proposed development has an impact beyond the boundary of the site. Planning obligations can be used to prescribe the nature of development (e.g. by requiring that part of housing is affordable); or to secure a contribution from a developer to compensate for loss or damage (e.g. enhancements to open space); or to mitigate a development's impact (e.g. through increased or improved public transport provision). Typically, planning obligations require the developer or landowner to carry out certain work, or to provide or contribute towards the provision of measures required to manage the impacts of development and to enhance the quality of both the development and the wider environment.

Context

1.14 West Northamptonshire is part of the Milton Keynes and South Midlands (MKSM) growth area, which was identified by the Government as an area for major growth. The MKSM Sub-Regional Strategy, March 2005 forms part of both the current and emerging Regional Spatial Strategy for the East Midlands. The draft Regional Spatial Strategy (RRS8), published in September 2006, makes provision for a minimum of 62,150 dwellings in West Northamptonshire between 2001 and 2026, a net annual provision of 2,480 dwellings.

1.15 The primary focus for much of this development is the town of Northampton and urban extensions to Northampton, which are likely to extend into parts of Daventry and South Northamptonshire districts. The MKSM Sub-Regional Strategy also recognises that the towns of Daventry and Towcester will have an important role to play in meeting the overall housing targets for West Northamptonshire. In addition to housing growth, a key policy objective of the MKSM Sub-Regional Strategy is to provide for a commensurate level of economic growth within the area.

1.16 The RSS and MKSM Sub-Regional Strategy both emphasise the importance of achieving this level of growth in a sustainable way, in particular, the need to secure improvements to transport and social infrastructure. The challenge facing WNDC, the local authorities, service providers and the development industry is to deliver a significant number of houses and jobs but to do so in a way that provides a genuinely sustainable community where people can live, work and play. This challenge is made harder by the fact that the local development plan policy framework in West Northamptonshire has not been updated to address the need to deliver the growth set out in the RSS, a net additional provision of around 46,400 dwellings between 2007 and 2026.



(1) Section 106 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

The Development Plan

1.17 The adopted development plan is made up of 'saved' policies from the Northampton Local Plan 1997, South Northamptonshire Local Plan 1997, Daventry District Local Plan 1997, and the Northamptonshire Structure Plan 2001, as well as the adopted and emerging RSS. The existing arrangements for securing development contributions are ad hoc and rely upon varying degrees of policy guidance and evidence base. The planning obligation policies contained in the three local plans are typical of pre-Circular 05/2005 policies, where only a limited range of obligations are sought and then only from significantly large developments. Since the adoption of these policies, the local authorities in West Northamptonshire have, to varying degrees, sought to produce further guidance on planning obligations, which reflect national guidance and emerging practice, with a greater emphasis on the use of obligations to manage a wider array of individual as well as cumulative impacts arising as a result of development, and the use of pooled contributions, published formulae and standard charges. All of these relevant documents have been reviewed (see Technical Report) and have been taken into account in preparing the Planning Obligations Strategy.

The Joint Local Development Framework (LDF)

1.18 A draft Joint Core Strategy is in preparation, which will start to firm up the policy basis, for both development and infrastructure. The timeframe for production of the Joint Core Strategy is under review by the Joint Planning Unit. The current proposal is to publish a Pre-Submission Core Strategy in Spring 2009, but given that the Strategy will need to be revised and go through an Examination in Public, it is likely to be several years away from adoption. The absence of an up to date development plan for significant elements of the anticipated levels of growth, means there is currently no clear, published strategy outlining the most sustainable pattern for development and the infrastructure requirements for growth. This makes it difficult for applicants to demonstrate, and WNDC to determine, how or whether individual planning applications can achieve sustainable development.

1.19 The lack of certainty in the context of a local development plan policy framework to deliver the growth envisaged in the RSS, and WNDC's statutory purpose, has been a driving force behind the preparation of WNDC's intervention strategies, such as this Planning Obligations Strategy. The considerable growth outlined in current planning applications will need to be considered ahead of the adoption of the Joint Core Strategy to meet local and regional housing objectives. These proposals must properly address the impacts upon site specific, local and strategic infrastructure associated with their development. The proposed strategy therefore recognises the lack of definitive directions for the long term growth whilst allowing for necessary development to proceed in the short term.

Statute and Policy Guidance on Planning Obligations

1.20 The current system of planning obligations, under section 106 of the Town and Country Planning Act 1990, allows local planning authorities to accept contributions from developments in a wide range of circumstances, as well as imposing restrictions and requirements on land.

1.21 Government guidance on the application and use of planning obligations is set out in Circular 05/2005 'Planning Obligations', and the 'Planning Obligations: Practice Guidance' published by DCLG in July 2006.

Circular 05/2005

1.22 There are certain broad principles in Section 106 itself as to what may be included within a planning obligation. This is amplified in circular guidance. For planning obligations to be acceptable, they must meet all five tests set out in paragraph B5 of the Circular 05/2005. They must be:

- i. relevant to planning;
- ii. necessary to make the proposed development acceptable in planning terms;
- iii. directly related to the proposed development;
- iv. fairly and reasonably related in scale and kind to the proposed development; and
- v. reasonable in all other respects.

1.23 Circular 05/2005 also establishes the principles for the use of planning obligations. These include:

- Para.B4. There are no hard and fast rules about the size or type of development that should attract obligations.
- Para.B9. Planning obligations should not be used solely to resolve existing deficiencies in infrastructure provision.
- Para.B18. It may be appropriate for the developer to make provision for subsequent maintenance (i.e. physical upkeep). Such provision may be required in perpetuity.
- Para.B21. Where the combined impact of a number of developments creates the need for infrastructure it may be reasonable for the associated developers' contributions to be pooled, in order to allow the infrastructure to be secured in a fair and equitable way. (This paragraph effectively supports 'pooling' and a strategic approach to contributions)
- Para.B22. Spare capacity in existing infrastructure provision should not be credited to earlier developers.
- Para.B33. Local authorities are encouraged to employ formulae and standard charges where appropriate.

1.24 Although the passage relates to development plan documents, paragraph B27 notes that local planning authorities may use Supplementary Planning Documents, based on the policies in the Circular, as means of setting out their proposed approach.

1.25 Individual planning authorities have evolved their practice accordingly to require, for example:

- affordable housing to be provided on-site and, where this is inappropriate, financial contributions in-lieu;
- the provision and long term maintenance of open space and the public realm;
- the provision of, or contributions to, a wide range of community facilities which are related to the development; and
- the provision of, or contributions to, infrastructure where this is necessary to enable the development to take place.

1.26 Para B10 of Circular 05/2005 is of particular relevance to the approach that WNDC has adopted to planning obligations in this Strategy:

'In some instances perhaps arising from different regional or site-specific circumstances, it may not be feasible for the proposed development to meet all the requirements set out in local, regional and national planning policies and still be economically viable. In such cases and where the development is needed to meet the aims of the development plan, it is for the local authority and other public sector agencies to decide what is to be the balance of contributions made by developers and by public sector infrastructure providers.'

1.27 The delivery of strategic and sustainable growth in West Northamptonshire will require significant investment in infrastructure and service provision. Without Government and other public sector infrastructure providers' investment, suitably timed, the cost of such infrastructure provision would inhibit developers bringing forward land and implementing the schemes required to deliver housing and jobs on the ground.

Community Infrastructure Levy

1.28 Possible changes to the current system for planning obligations are envisaged through the Government's proposed introduction of a Community Infrastructure Levy (CIL). The purpose of CIL is to 'ensure that costs incurred in providing infrastructure to support the development of an area can be funded (wholly or partly) by owners or developers of land'. The Department for Communities and Local Government (CLG) briefing papers on CIL, issued in January and August 2008, indicate that the Government has still to resolve various practical and technical issues in implementing CIL.

1.29 CIL is unlikely to emerge and be applicable in the WNDC area until such time as the CIL Regulations have been made and there is an adopted Core Strategy and key Development Plan Documents in place for West Northamptonshire. Currently, it remains unclear how urban development corporations, generally, will be treated under the CIL Regulations, although WNDC will continue to work alongside the plan making authorities to ensure that approaches are co-ordinated and, as far as possible, consistent.

1.30 Government has made it clear that local planning authorities should continue, in the meantime, to develop standard charge or similar arrangements, 'reflecting current law and policy', as many are doing.

1.31 The Model Planning Agreement (see below) contains provisions relating to the introduction of CIL and its interaction with the standard charge.

Developing the Strategy

1.32 The approach and methodology to formulating the Planning Obligations Strategy is outlined in the Technical Report, available on the WNDC website. However, in summary, the process has involved developing an understanding of the types of physical and social infrastructure that are needed in the area to ensure development results in mixed and sustainable communities. Account has also been taken of the financial viability of development to contribute towards the cost of infrastructure provision, having regard also to the affordable housing requirement and build quality aspirations WNDC has for the area.

1.33 The outcome of these two processes is to be as clear as possible about what the infrastructure needs of the area are, how much it will cost to provide, and how much development can be expected to contribute towards this infrastructure provision. Understanding what s106 planning agreements can realistically deliver and what will need to be funded from other sources is an important element of the Strategy. Consideration was also had to the arrangements for inclusion in the Strategy, including alternative options around the application of a charge to various development scenarios, and to undertake informal consultation on the proposed approach and the methodology used to derive the full and discounted standard charge. The Strategy enables WNDC to seek a reasonable level of contribution from development and to pool s106 funds together with other public sector funds to deliver an infrastructure delivery programme managed by WNDC.



Consultation

- 1.34 A series of workshops and one-to-one sessions were held with developers, landowners and key service providers between February and April 2008. The purpose of the informal consultation was to test the assumptions underpinning the approach to formulating the standard charge and to refine the detailed provisions of the Strategy.
- 1.35 Formal public consultation on the Planning Obligations Strategy took place from May to June 2008. WNDC reviewed the comments received and, where appropriate, amended the detailed provisions of the Strategy. The WNDC Board's consideration of the main issues raised in consultation, and its response to these, is provided in the Consultation Responses Report. Annex B of that report also provides a table of responses to each of the individual comments made. In order to reflect the changes made to the Strategy, amendments have been made to the background papers, which now form one Technical Report, and to the Model Planning Agreement. Both of these documents are available on the WNDC website, along with the Consultation Responses Report.

Status and Application

- 1.36 The Planning Obligations Strategy will form part of the WNDC's emerging Regeneration Framework. While it is a non-statutory document, it will be afforded weight as a material planning consideration and will help to guide negotiations on s106 planning agreements and WNDC planning decisions.
- 1.37 It is intended that the Strategy will be applied in relation to all applications that are not the subject of a resolution to grant consent as of the 1st October 2008. It will also inform WNDC's position where applications have been appealed or called in by the Secretary of State but remain undetermined.

Environmental Appraisal

- 1.38 This Strategy has not been the subject of a strategic environmental assessment or a formal sustainability appraisal. Given the nature of the Strategy, WNDC's legal advice is that it does not fall within any category of documents for which such an assessment is required.

Infrastructure Delivery Programme

- 1.39 To ensure the proper use and expenditure of the receipts from s106 agreements, WNDC is preparing an Infrastructure Delivery Programme (IDP), setting out those items of physical and social infrastructure identified in the infrastructure cost schedule (attached as Annex A) as well as infrastructure and services to be delivered in the main by public sector investment that supports new and existing communities within the WNDC area. It is intended that the IDP will identify the priority infrastructure that will need to be delivered to support growth and regeneration proposals. Such priorities will need to remain flexible in order to match the pace and location of new development, and to take account of individual project funding and affordability.
- 1.40 To assist in ensuring that the right infrastructure comes forward at the right time, and to gain a much better understanding of public sector investment programmes and funding, WNDC is proposing to set up formal arrangements for advising the WNDC Board on coordinated infrastructure delivery priorities in the IDP through WNDC's annual investment programme. A wider Forum, that will include developers and landowners, may also be considered to ensure that development interests are properly represented.
- 1.41 With any significant new planning obligation, WNDC intend to review the priority infrastructure requirements of the IDP to ensure that any contributions required, both financial and in kind, in accordance with this Strategy are adequately reflected in the IDP and can be programmed for delivery at an appropriate date.
- 1.42 The final decision on expenditure of s106 and the wider programme of investment will necessarily rest with the WNDC Board. The implications for infrastructure of WNDC decisions will nevertheless need to be considered in concert with those of other key stakeholders. Further detail on the working arrangements for delivery of infrastructure in accordance with the IDP is provided in Section 2.57. Additional information will also be published in parallel with the IDP's consideration by the Board in early 2009.



2 WNDC's approach to Planning Obligations

2.1 The remainder of this document outlines in more detail the Planning Obligations Strategy adopted by WNDC Board for the purposes of decision making on planning applications. In particular, it sets out:

- application of the Strategy;
- arrangements for negotiating;
- covenants and commitments by WNDC;
- implementation, collection and delivery arrangements; and
- monitoring and review.

2.2 Further detail on the development of the standardised charging system can be found in the accompanying Technical Report and in the Consultation Report, both of which are available on the WNDC website. In the event that further clarification is required on any specific element of the Strategy, applicants are encouraged to contact WNDC offices.

The Application of the Standard Charge

The Infrastructure Cost Schedule

2.3 The types of infrastructure to be covered by the standard charge, and the standards and cost of provision per dwelling for each infrastructure item, are provided in the infrastructure cost schedule, attached as Annex A.

Residential Development

2.4 The standard charge will apply to all forms of housing to be determined by WNDC, including that provided within mixed-use developments, affordable housing and specialist housing, in that all of these give rise to requirements for a range of infrastructure and community facilities.

2.5 Residential development is liable for the full amount of the standard charge, currently assessed at £31,300 per dwelling, based upon the infrastructure cost schedule. The revised cost schedule reflects responses received to the consultation exercise from key infrastructure providers.

Discounted Standard Charge

2.6 Having regard to development viability, WNDC recognise that, in most cases, development within West Northamptonshire cannot currently support a charge at that level.

2.7 A discounted standard charge of £20,000 per dwelling will therefore be sought from residential development within the WNDC area, with the exception of residential development within the Northampton Central Area (i.e. the area within the Northampton Central Area Action Plan DPD boundary).

2.8 This figure has also been set to take account of the potential disparities between infrastructure requirements in each area, uncertainties about public funding and the balance of cost allocation between residential and other uses. The margin between the standard charge and the discounted standard charge provides a "safety margin" that ensures that the discounted figure reflects costs that can, in each area, be properly attributed to the infrastructure needs of residential development.

Commercial Development

2.9 Although it would be legitimate for WNDC to seek a standard charge from commercial development, the likely values to be achieved from some commercial uses within the WNDC area are relatively modest under present market conditions. Financial and 'in kind' contributions for commercial applications will therefore continue to be negotiated on a scheme-by-scheme basis, taking account of site circumstances and the impact of the proposed development.

2.10 If significant contributions are realised from commercial development then the overall levels of charge for all forms of development may need to be rebased. WNDC will keep this issue under review.

Other Development including Residential Development in the Northampton Central Area

2.11 Planning obligations for all other types of development that fall to WNDC to determine, including residential development within the Northampton Central Area, will continue to be negotiated on a scheme-by-scheme basis, taking account of the nature of the proposed development, site circumstances and the need to manage any potential impacts of the development. The receipt levels will continue to be reviewed to ensure that cost allocations remain fair and equitable.

Mixed Use Developments

2.12 The standard charge arrangements will apply to the residential element of any mixed use proposal. Planning obligations sought in respect of all other proposed uses will be considered separately, taking account of the nature of the proposed uses, site circumstances and the need to manage any potential impacts arising as a result of the proposed uses.

2.13 Where issues of viability are raised in relation to one or more of the uses, WNDC will not make any allowance or requirement for cross subsidy between the residential component of the scheme and any of the other uses proposed.

Public Sector Land

- 2.14 The standard charge will apply to all land within WNDC's area, including land owned by WNDC, the local authorities and other public bodies.

Cross-boundary Applications

- 2.15 Where the development site and planning application falls partly into another local planning authority area, WNDC will encourage that authority to apply a similar approach to the types of infrastructure and level of any financial contribution to ensure consistency in the obligations sought. To the extent that a conflict arises in connection with the determination of an application and the type or form of obligations to be sought, then both authorities will have to negotiate planning obligations, for the portion of the development that fall to them to determine, in accordance with their own policies.

Arrangements for Negotiating the Standard Charge and other Planning Obligations

Pre – Application Discussions

- 2.16 Prior to submitting a planning application, applicants are strongly encouraged to engage with WNDC to discuss the planning issues and requirements to be taken into account in preparing the development proposal. The pre-application discussion should also extend to the impacts of the proposed development and any specific planning conditions or obligations required to manage those impacts.

Statement of Proposed Obligations

- 2.17 Applicants will be asked to provide a Statement of Proposed Obligations with any application which qualifies for the standard charge outlining:
- their agreement to meet the requirements of the Model Planning Agreement;
 - details of affordable housing proposed; and
 - any proposed offsets from the discounted standard charge.
- 2.18 Where an applicant proposing an otherwise acceptable scheme has good reason to seek a reduction to the discounted standard charge, supported by evidence of unusual or exceptional circumstances, WNDC will take this into account, by seeking the submission of an 'open book' development viability for review by WNDC or a suitably qualified independent adviser. In such circumstances, a deferred charge may be appropriate.

Model Planning Agreement

- 2.19 A model planning agreement has been prepared and is available on the WNDC website. It has been prepared to assist developers and landowners to understand how the arrangements will work, in detail, and help with the timely consideration of planning applications. It is designed to cover the standard charge and other non-financial obligations.

Provision of Affordable Housing

- 2.20 Residential development is required to provide Affordable Housing consistent with the requirements of the Regional Spatial Strategy and development plan, with Planning Policy Statement 3 (PPS3) and with the findings in general of any applicable Local Authority managed Housing Market Assessments. In relation to the level of provision of Affordable Housing for a particular site, WNDC will in the first instance seek to achieve 35% of the total housing provision with a tenure split for the entire development as follows (until such time as this level of provision is reviewed):

- (1) 25% Social Rented Housing; and
- (2) 10% Intermediate Affordable Housing.

- 2.21 The general presumption is that Affordable Housing will contribute towards creating a mix of housing and WNDC considers this is best achieved if all such provision is on the application site.
- 2.22 In evaluating the suitability of a proposed tenure split in accordance with the paragraph above, WNDC will take account of the existence of new or changed affordable housing products which fall within the general meaning of Affordable Housing under PPS3 but which did not exist in current form in 2006 including:

- (1) new products or changes to regulations applicable to affordable housing products introduced from time to time by government to deal with particular market circumstances or legislation changes.
- (2) new products which might straddle the divide between Social Rented Housing and Intermediate Affordable Housing with the rental period provided under equivalent rental arrangements to Social Rented Housing. For example appropriate variants of "Rent to Buy" or "Rent to HomeBuy" serving to bridge a three year period or longer may be treated as Affordable Housing for the purposes of the paragraph above at the discretion of WNDC.

- 2.23 In appropriate circumstances where supported by a viability study and at its discretion, WNDC may modify the requirements above to provide alternative arrangements for the provision of Affordable Housing. The alternative arrangements which will be considered by WNDC are set out below. In the event WNDC agree that on site provision cannot be met, it will consider which if any of the following is most appropriate in the circumstances:
- (1) the provision of part, or all, of the Affordable Housing off site.
 - (2) financial contributions of equivalent value in lieu of on site provision.
- 2.24 Housing built as Market Housing at low cost by way of an overall reduced floor area or lesser specification or other “low cost market housing” or housing offered as Market Housing for sale at a discounted sale price due to market difficulties will not be classified as Affordable Housing.
- 2.25 Housing built as Market Housing to normal size and specification and subsequently made available for discounted Sub Market Rent may, in appropriate circumstances at WNDC’s discretion, be classified as Affordable Housing if provided under equivalent rental arrangements to Social Rented Housing.”
- 2.26 The affordable housing requirement applies to residential developments of 15 or more dwellings within the Northampton Central Area. Outside the Northampton Central Area, the same levels of affordable housing requirements apply to all other residential developments for which WNDC is the determining authority.
- 2.27 Applicants are advised to discuss their proposed scheme with WNDC at pre-application stage to agree the proportion and mix of affordable dwellings prior to submitting the application, especially if the applicant is proposing a variation to the above minimum requirements or provision other than on-site.
- 2.28 The Strategy assumes that sufficient Social Housing Grant will be available to make the affordable housing ‘nil net cost or value’ to the developer. However, it is the responsibility of the applicant, through early discussions with WNDC and an RSL, to assess the availability of grant and the impacts upon a scheme if grant is not forthcoming.
- 2.29 In determining the final arrangement to be included in any particular s106 planning agreement, WNDC will take account of the local need for affordable housing, site circumstances, and development viability, which may require an ‘open book’, development viability appraisal.

Costs to be met by Developers and Landowners not to be Offset against Standard Charge

- 2.30 WNDC does not anticipate further contributions from developers beyond the standard charge (where relevant, offset by any agreed physical infrastructure provision by the developer in lieu of a charge) to meet the cost of infrastructure specified in the infrastructure cost schedule. There will, obviously, be additional on and off site infrastructure requirements, which were not considered in calculating the standard charge, the need for which directly arises as a consequence of the development proposals. These will be subject to conditions and/or further obligations.
- 2.31 The cost of on-site infrastructure, including those identified as a condition or requirement of the grant of planning permission, are considered ‘normal’ development costs, which WNDC considers should be accounted for in any negotiations with the landowner. Other than exceptional on or off site infrastructure costs, WNDC do not anticipate making any further allowances in relation to such costs.

Building Standards

- 2.32 WNDC take the view that mandatory standards that will apply at the time at which development commences are ‘normal’ development costs and no further reduction should be made to the discounted standard charge. However, for development with a long build out period, i.e. where the Building Regulations will require the later stages of development to be built to a higher standard e.g. such as ‘zero carbon’, it may be appropriate for part or all of the proposed development to be built to that higher standard. Where this is the intention, WNDC will consider a discount to the standard charge to be applied to those units developed prior to the specified standard becoming a statutory requirement. This level of discount is likely to decrease the closer the new standard is to becoming a requirement, recognising the Government’s expectation of a seamless transition, as anticipated in the Building Regulations.

Works in Kind and Costs Developers may Offset against the Standard Charge ⁽²⁾

- 2.33 WNDC will encourage applicants, during the negotiation of planning obligations, to provide directly, community facilities or infrastructure listed in the infrastructure costs schedule. If WNDC agrees⁽³⁾, and subject to any rules on procurement, the developer will be able to offset all or part of the costs of the agreed works up to the assumed unit standard and nominal value for the infrastructure item set out in the infrastructure cost schedule. The opportunity to undertake works in kind, and any associated offsets, will remain at the discretion of WNDC.

(2) Note that where a deferred approach is agreed this will affect what offset, if any, will be permitted.

(3) This will be subject to agreement of cost and specification, and an appropriate procurement regime.

- 2.34 As an example, a development of 2,000 dwellings is required to make on site play space provision in the order of 3.84 ha (assumed standards of NEAP 0.12 ha per thousand population, LEAP 0.12 ha per thousand population and non-equipped play space of 0.56 ha per thousand population, where 2,000 dwellings give rise to 4,800 population). The maximum offset applicable for play space for this development example is therefore 3.84ha, equivalent to 1.152ha of equipped play space provision at a cost of £2,194,000 + land cost and 2.688ha of non-equipped play space at a cost £295,680 + land cost, which is explained further in 2.36 below. If the development is proposing provision of 2.7ha of non-equipped play space but less than the area required of equipped play space, say for example 0.8 ha, then the level of contribution will be the difference i.e. 0.352 ha or £670,389 + £211,200 in land cost. If the level of provision of play space proposed is greater than the standard requirement, no offset will be provided for any additional provision.
- 2.35 If the proper planning of an area requires community facilities or infrastructure to be provided at a level above or greater than the assumed standard within a development site to serve a wider area than just the development, and if WNDC agrees that this be provided by the developer, then the developer will be able to offset the cost of the total provision. For example, a development of 2,000 dwellings gives rise to the need for 17% of a secondary school. If a secondary school was to be provided other than on site, the contribution payable would be £6,102,000 and £1,044,000 in land costs. However, if a secondary school is to be provided on the development site by the developer, then the developer would be able to offset the cost of the entire school £35,004,123 + an agreed land cost.
- 2.36 Where the land is not developable, the level of offset, for the cost of the land, will be based on the open market value of the land. Offsets against land costs may be allowed for those items and maximum area requirements set out in Table 3.7 of the Technical Report. WNDC will agree with the applicant what land costs and the value of these that may be offset against the financial contribution that would normally be payable, taking account of the cost calculation justifying the standard charge.
- 2.37 The offset will normally only be paid once the agreed works have been carried out. An exception may be made for infrastructure required to be provided prior to any development on site being occupied. In such cases, an offset may be made against the first contribution payment, and if necessary, any subsequent phased payments.
- 2.38 If provision of the secondary school building is to be met by the LEA rather than the developer, then it is expected that the developer will be able to offset the relevant part of the land cost (i.e. the land will in effect be made available free of charge to the service provider).

Maintenance Costs

- 2.39 An explicit allowance for commuted maintenance payments has been included within the standard charge calculation for play space, playing pitches and district parks. WNDC will retain the option to request that developers be responsible for the on-going management and maintenance of on-site infrastructure provided that arrangements for its long term management and maintenance can be put in place. Where this option is exercised WNDC may re-imburse the developer the costs associated with such maintenance up to the amount allowed for in the standard charge.
- 2.40 If the specification of the infrastructure provided by the developer is higher than that costed for in the standard charge then the developer will be expected to pay an additional contribution to reflect any increased maintenance costs prior to WNDC (or other public body) taking over responsibility for the infrastructure.

Incentivising Development

- 2.41 Where the applicant agrees to pay the discounted standard charge, applicable at the time of grant of planning permission, as well as any other obligations sought specific to the development, the level of discount and timing of payment of the charge will be fixed for the life of the development upon completion of the s106 agreement. The charge would however be index linked from the date at which the infrastructure cost schedule was established.

Development Viability and Deferred Charges

- 2.42 If the applicant seeks to argue that the proposed scheme cannot afford the full amount of the discounted standard charge, the applicant will be expected to submit a detailed 'open book'⁽⁴⁾ development viability appraisal to justify this position. Where necessary, WNDC may require that the appraisal is reviewed by an appropriately qualified independent valuer.
- 2.43 Where WNDC accepts, through the audit of the open book appraisal, that the proposed scheme cannot afford the full current discounted standard charge, WNDC may negotiate a suitable alternative level of contribution. Before doing so, WNDC will need to be certain that the increased shortfall in infrastructure funding can be met or that infrastructure requirements can be reprogrammed or amended.
- 2.44 In such negotiations, WNDC will seek to retain the ability to recover part or all of any charge that is deferred from the open market housing provided. This is to take account of the fact that, over the life of the scheme, the development may be able to contribute more towards infrastructure provision than is currently possible and has been demonstrated by the viability appraisal.

(4) For consistency and accuracy in appraisals, applicants should refer to the RICS guidance on the Valuation of Development Land and to the current RICS Red Book at the time of valuation.

2.45 The arrangement for any deferred charge will be based on average sale values, with the scale starting from an agreed value (typically 10% above the baseline value) when the agreement is negotiated and rising in steps with increased sales values, averaged over the previously quarter, but set to ensure that no more than 35% of any increase in value is recovered through the deferred charge. Any recovery of the deferred charge will be limited to the amount of the full standard charge applicable at the time that the additional contribution becomes payable.

Timing of Payments

2.46 25% of the total financial contribution for the application site (or for phases on larger sites) will normally become payable on commencement on site, with the balance payable quarterly based on unit completions over the previous quarter. Any variation sought in respect to the amount or timing of the payments will need to be agreed by WNDC and the applicant prior to the grant of planning permission, and will be set out in the s106 planning agreement.

Long Stop Date

2.47 WNDC will set a 'long stop' date, usually 10 years after (and conditional upon) commencement of development, where all charges owed will need to be paid whether or not development has taken place. The 'long stop' date recognises that WNDC and other service providers may need to forward fund the provision of infrastructure items ahead of development taking place.

Index Linking

2.48 The standard charge will be indexed from April 2008 to the date of payment(s) using the higher of BCIS Construction Cost Index or Nil, applicable to WNDC. The nominal value for the land cost included in the standard charge will not be index linked but will be the subject of review at such time as the Strategy is reviewed.

Security

2.49 Initially, WNDC will rely on the value of the land with the benefit of planning permission as the security for unpaid contributions. Security may be required in relation to payments falling due later in the development programme and for deferred charges. The model planning agreement contains provisions to this effect.

Recovery of Staff Monitoring, Administration and Financing Costs

2.50 Applicants will be required to pay WNDC's legal and other professional costs incurred in reviewing 'open book' development viability appraisals, preparing individual planning agreements and monitoring obligation costs on top of any standard charge. WNDC will publish a scale of charges for such costs based on the nature and scale of proposed development and WNDC's past experiences of costs incurred.

Covenants and Commitments to be made by WNDC

Reasonable Endeavours

2.51 WNDC will use 'reasonable' endeavours to deliver the projects identified in the Infrastructure Delivery Programme attached to an agreement. WNDC will only consider covenanting to bring forward a particular facility which is required in connection with a specific development, if it is fully fundable from existing receipts or spending commitments or the applicant undertakes to meet any funding shortfall.

Repayment Provisions

2.52 WNDC expect to expend the full amount of standard charge receipts in providing the necessary facilities and infrastructure required to regeneration of its area and does not envisage any circumstances where it would need to repay any financial contributions.

2.53 However, if, after provision of all infrastructure, a surplus remains, WNDC will covenant to use reasonable endeavours to return that surplus on an equitable basis.

Grampian Conditions

2.54 WNDC will not normally impose conditions restricting development by reference to infrastructure that it is committed to providing, other than by reference to the programme date of delivery. Accordingly, if WNDC have programmed a new junction or a school required to serve a development by, say 2014, there will not normally be any condition that prevents development after July 2014 relating to the provision of that junction or school.

Implementation, Collection and Delivery Arrangements

Implementation

2.55 Save where explicitly provided for in the committee resolution, the Strategy will be applied in relation to all new applications and all strategic applications that are the subject of a resolution to grant permission as of the 1st October 2008. It will also inform WNDC's position where applications have been appealed or called in by the Secretary of State but remain undetermined.

Collection Arrangements

2.56 WNDC will be the 'collection authority' for standard charge payments and any other payments made under s106 agreements for applications determined by WNDC. WNDC will be sole signatory to the planning agreement, unless WNDC consider, in relation to particular obligations, there is a strong case for another authority to be a signatory to the agreement.

Infrastructure Delivery Programme

2.57 In order to provide confidence about the delivery of the infrastructure, to match the pace of new development, WNDC is preparing an Infrastructure Delivery Programme, which will enable WNDC and its partners to focus on the development proposals coming forward, the priority infrastructure requirements, understand issues of funding and affordability, and identify what projects can be delivered in 2, 6 and 10 year windows.

2.58 WNDC will take a key role in coordinating the provision and funding of infrastructure and community facilities. This will include seeking commitments from Government and other key service providers, including NCC, the LPAs and developers, to secure delivery against the Infrastructure Delivery Programme. Where appropriate, WNDC may decide to provide elements of the infrastructure programme by direct contract.

2.59 WNDC will not make provision or funding available for infrastructure and services located outside its area unless it is clear that the infrastructure to be provided can and will benefit new development within WNDC's area, for example, a new waste management facility to service all of West Northamptonshire.

Partnership Working

2.60 WNDC are developing proposals for engaging key partners on the managed delivery of infrastructure. This is likely to include representation of key providers sitting alongside WNDC officers in a monthly programming and review capacity to advise the Board on the delivery of infrastructure (and the expenditure of receipts). A wider Forum, that will include developers and landowners, may also be convened from time to time to ensure that development interests are properly represented. These arrangements will be developed further in parallel with the IDP and will ensure that the Board and its decisions on infrastructure spend are prioritised in the Infrastructure Delivery Programme and accounted for in the WNDC Annual Investment Programme and the programmes of others. WNDC considers that this approach promotes coordinated investment in infrastructure delivery. Such an approach will also help service providers to consider options for service delivery beyond the scope of negotiations on an individual scheme by scheme basis and to seek funding via their own means towards enhanced or new provision to cater for the needs of both new and existing communities.



Monitoring and Review of the Planning Obligations Strategy and Standard Charges

- 2.61 The Strategy is intended to be a working document and therefore subject to monitoring and periodic review. It has been based on the best available costs of physical infrastructure and community facilities, as at April 2008. However, as detailed infrastructure proposals and programmes emerge and as the planning policy requirements develop at the local and national level, it will be necessary to review the Strategy and the basis of the standard and discounted charge. In addition, if significant contributions are secured from commercial development or public funds, then it would be appropriate that the level of the full and discounted standard charge to be applied to residential development should be reviewed. Any review of the Strategy will also offer the opportunity to reconsider whether commercial developments should be brought into the standard charge arrangements and whether the exemption to residential development in the Northampton central area should continue to apply.
- 2.62 WNDC will establish arrangements to monitor and report on the effectiveness of the Strategy in meeting WNDC's Vision and on progress made against the Infrastructure Delivery Programme, including in-kind obligations negotiated and provided, contributions and funding received and spent, and investment /funding forecasts. WNDC and its partners will, through structured monitoring and governance arrangements make recommendations on the need for any review of aspects of the Strategy and the scope of any such review. It is expected that the outcomes of monitoring will be included in any annual update WNDC publishes on the progress of infrastructure provision and the expenditure of monies collected through the strategy.
- 2.63 Where WNDC determines that either the full or discounted standard charge requires amendment, the new rate will apply to applications made after a specified date. WNDC will not adopt any revised approach or any new level of standard charge without appropriate consultation.
- 2.64 For practical reasons, WNDC considers it sensible to limit the frequency of the reviews to a period of no more than every two years. WNDC anticipate the first review to coincide with the adoption of the Joint Core Strategy, programmed for the end of 2010.



3 Annex A

Estimated cost per person and per dwelling of infrastructure requirements

Facility	Assumptions and intermediate outputs	Sources and calculations	Dwings per facility	Cost per person	Cost per dwelling (2.4/dw)
Primary School including Early Years (and all Special Needs)	i Pupils per school = 7 years (including reception) * 30 per form * 2 forms = 420 pupils (a) ii Primary age pupils per dwelling = 1 bed – 0, 2 bed – 0.04, 3 bed – 0.38, 4 bed 0.63, 5+ bed – 0.65 (b) iii Average house size mix for new dwellings = 1 bed – 10%, 2 bed – 28%, 3 bed – 47%, 4 bed 12%, 5+ bed 3% (c) iv Primary age pupils per average dwelling = 0.24 (d) v Cost per two form entry primary school: £6m (a) vi Early years (3 and 4 years) pupils per dwelling = 1 bed – 0, 2 bed – 0.0118, 3 bed – 0.081, 4 bed – 0.181, 5+ bed – 0.184 (a) vii Early years pupils per average dwelling = 0.0686 (d) viii Primary school cost per pupil = £14,286 (e) ix Early years cost per dwelling = £3,429 (f) x Early years cost per pupil = Primary age cost per pupil (a) xi Early years cost per dwelling = £980 (g) xii Cost per dwelling of providing for Special Educational Needs (in Primary and Secondary) = £20 (a)	(a) Northamptonshire County Council (b) NCC's Draft Planning Obligation Framework and Guidance (Feb 2008); from Table 6, derived from Pupil Generation Survey for Northamptonshire County Council, BMG Research, Final Report, May 2005 (c) DTZ's Strategic Housing Market Assessment for West Northants (June 2007); Figure 8.17 – dwelling requirement by size to accommodate household growth in Western Northants 2006 to 2021 (d) Calculated from (iii) and (vi) (e) Calculated from (v) and (i) (f) Calculated from (viii) and (vii) (g) (vii) / (iv) x (ix)	1,750	£14,286 per pupil	£4429
Secondary School including Post-16	i Pupils per school: Aged 11 to 15 = 5 years * 30 per form * 8 forms = 1200 pupils; Post - 16 = 50% of rate for 11 to 15 = 30 * 8 * 50% * 2 = 240 pupils; total 1440 pupils (a) ii 11 to 15 age pupils per dwelling = 1 bed – 0, 2 bed – 0.02, 3 bed – 0.13, 4 bed 0.24, 5+ bed – 0.43 (b) iii Post-16 pupils per dwelling = 1 bed – 0, 2 bed – 0.0078, 3 bed – 0.017, 4 bed 0.023, 5+ bed – 0.089 (b) iv Average house size mix for new dwellings = 1 bed – 10%, 2 bed – 28%, 3 bed – 47%, 4 bed 12%, 5+ bed 3% (c) v Cost per eight form entry secondary school: £35m (a) vi Pupils per average dwelling: 11 to 15 age = 0.11; post-16 pupils = 0.0156; total secondary = 0.126 (d) vii Secondary school cost per pupil = £24,306 (e) viii Secondary school cost per dwelling = £3,429 (f)	(a) Northamptonshire County Council (b) NCC's Draft Planning Obligation Framework and Guidance (Feb 2008); from Tables 7 and 8, derived from Pupil Generation Survey for Northamptonshire County Council, BMG Research, Final Report, May 2005 (c) DTZ's Strategic Housing Market Assessment for West Northants (June 2007); Figure 8.17 – dwelling requirement by size to accommodate household growth in Western Northants 2006 to 2021 (d) Calculated from (iii), (iv) and (v) (e) Calculated from (vii) and (i) (f) Calculated from (viii) and (vi)	11,473	£24,306 per pupil	£3051

Facility	Assumptions and intermediate outputs	Sources and calculations	Dwings per facility	Cost per person	Cost per dwelling (2.4/dw)
Libraries	<ul style="list-style-type: none"> i 30 m2 of library space per 1000 people (a) ii construction cost of £3,000 per m2 for library buildings (in South East) (a) iii 98% adjustment for Northamptonshire (a) 	<ul style="list-style-type: none"> (a) NCC's Draft Planning Obligation Framework and Guidance (Feb 2008); based on the South East Public Library Tariff prepared Museums Libraries Archives (MLA) South East (January 2007 revised edition) 		£88 per person	£221
Archives	<ul style="list-style-type: none"> i 5 m2 per 1000 people (a) ii Construction cost per m2 for archive buildings: £3,600 (a) 	<ul style="list-style-type: none"> (a) Development of a Tariff for Archive Provision in the South East Region (March 2007)– Museums Libraries Archives (MLA) South East 		£18 per person	£43
Community facilities	<ul style="list-style-type: none"> i 61 m2 of community centre floorspace per 1000 people (a) ii Construction cost per m2= £3,000 (b) iii 530 m2 per centre (b) 	<ul style="list-style-type: none"> (a) SPG on Planning Obligations for Leisure, Recreation and Sport Facilities (2004) Milton Keynes Borough Council (b) Examples from Milton Keynes Partnership Business Plan (June 2007) 	3620	£183 per person	£ 439
Equipped children's play space	<ul style="list-style-type: none"> i 1 ha of per 1000 people: Locally Equipped Area for Play (LEAP) 0.12 ha; Neighbourhood Equipped Area for Play (NEAP) 0.12 ha (a) ii Construction cost: per m2 of LEAP = £37; per m2 of NEAP = £75 (b) iii Thirty year maintenance cost: per m2 of LEAP = £108; per m2 of NEAP = £161 (b) iv Area per play area: LEAP = 0.148 ha; NEAP = 0.238 ha (b) 	<ul style="list-style-type: none"> (a) Open Space, Sport and Recreation Needs Assessment and Audit (2006), Northampton Borough Council (b) Developer Contributions for Residential Developments (Nov 2007), Swindon Borough Council 	LEAP: 514; NEAP: 827	£457 per person	£1097
Non-equipped play area	<ul style="list-style-type: none"> i 1 ha of per 1000 people: 0.56 ha ii Thirty year maintenance cost per m2 = £11 (b) 	<ul style="list-style-type: none"> (a) Fields in Trust (formerly NPFA) standard (b) Developer Contributions for Residential Developments (Nov 2007), Swindon Borough Council 		£62 per person	£148
Playing pitches	<ul style="list-style-type: none"> i 1.88 ha of outdoor playing fields per 1000 pop (a) ii Construction cost for a 7 ha facility: £418,000 (b) v Thirty year maintenance cost for a 7 ha facility: = £756,000 (b) 	<ul style="list-style-type: none"> (a) Open Space, Sport and Recreation Needs Assessment and Audit (2006), Northampton Borough Council (b) Developer Contributions for Residential Developments (Nov 2007), Swindon Borough Council 	7 ha facility: 1551	£315 per person	£757
District park	<ul style="list-style-type: none"> i 0.8 ha of park and gardens per 1000 pop (a) ii Construction cost for a 1.3 ha facility: £220,000 (b) iii Thirty year maintenance cost for a 1.3 ha facility: = £170,100 (b) 	<ul style="list-style-type: none"> (a) SPG on Planning Obligations for Leisure, Recreation and Sport Facilities (2004) Milton Keynes Borough Council (f). (b) Developer Contributions for Residential Developments (Nov 2007), Swindon Borough Council - excluding costs of strategic play features and other play provision 	1.3 ha facility: 682	£238 per person	£571

Green infrastructure	Direct assumption (a)	(a) Per dwelling cost – WNDC discussions with stakeholders and developers on current major schemes			£250
Public realm	Direct assumption (a)	(a) Per dwelling cost – WNDC discussions with stakeholders and developers on current major schemes			£480
Cultural investment (arts, theatre, heritage etc)	Direct assumption (a)	(a) Per dwelling cost – WNDC discussions with stakeholders and developers on current major schemes			£360
Burial grounds	<ul style="list-style-type: none"> i Annual death rate 9.9 per 1000 (a) ii Burials account for 30% of deaths (a) iii 1730 grave plots per ha (a) iv 2.5 burials per grave (a) v ha per 1000 pop in 20 yrs = 0.01373 (b) vi Cost of cemetery provision = £378,000 per ha, excluding land costs (a) 	(a) The Cost & Funding Of Growth in South East England” Roger Tym & Partners for South East Counties (June 2005) (b) Calculated from (i) to (v)	£5		£12
Sports hall	<ul style="list-style-type: none"> i 0.29 badminton court per 1000 people (a) ii Construction cost per 4 court sports hall = £2.765m (b) 	(a) Open Space, Sport and Recreation Needs Assessment and Audit (2006), Northampton Borough Council, based on Sport England Toolkit (b) Sports England Toolkit (2nd quarter 2008)	4 court sports hall: 5747	£200 per person	£481
Swimming pool	<ul style="list-style-type: none"> i 10.5m² water space per 1000 people (a) ii 265m² per 5 lane 25m pool (a) iii Construction cost per 5 lane pool = £2.67m (b) 	(a) Open Space, Sport and Recreation Needs Assessment and Audit (2006), Northampton Borough Council, based on Sport England Toolkit (b) Sports England Toolkit (2nd quarter 2008)	5 lane pool: 10,516	£106 per person	£254

Facility	Assumptions and intermediate outputs	Sources and calculations	Dwings per facility	Cost per person	Cost per dwelling (2.4/dw)
Police station	<p>General office accommodation</p> <ul style="list-style-type: none"> Number of households per Police officer plus police staff remains constant, at 107.52 Non-specialist accommodation per member of staff = 13.4 m2 Cost of non-specialist accommodation = £2,679 per m2 <p>Custody facilities</p> <ul style="list-style-type: none"> Number of households per m2 of custody facilities remains constant at 115.12 m2 Cost of non-specialist accommodation = £3,505 per m2 <p>Miscellaneous capital costs per police officer</p> <ul style="list-style-type: none"> Ratio of Police officers to total police staff = 0.53 One-off start up costs per police officer = £10,953 <p>Miscellaneous capital costs per police support staff member</p> <ul style="list-style-type: none"> Ratio of Police officers to total police staff = 0.47 One-off start up costs per police officer = £3,174 	(a) Northamptonshire Police Draft "Policing Contributions from Development Schemes" (undated)			£432
Fire station	<ul style="list-style-type: none"> i 1 new fire station with fire appliance and equipment per 12,476 dwellings (a) ii Construction cost of new fire station: £2m (a) iii Cost of new fire appliance and equipment: £200,000 (a) iv Percentage of fires in residential buildings: 49% (a) 	(a) NCC's Draft Planning Obligation Framework and Guidance (Feb 2008)	12,476	£36 per person	£86
GP health centre (4GP)	<ul style="list-style-type: none"> i 1800 patients per GP (a) ii 168.75m2 per GP , giving 675 m2 per 4GP health centre (b) iii Construction cost per m2 of health centre: £3,445 (c) iv Construction cost of new 4 GP health centre: £2.325m (d) 	(a) Government target for average number of patients per GP (implicit in GP contracts) (b) Technical Report on Infrastructure Requirements in the South East 2006-2026" SQW for SEERA (Sept 2006) – advice from Dept of Health (b) (c) Northamptonshire Teaching Primary Care Trust (communication June 2008) (d) Calculated from (ii) and (iii)	3,000	£323 per person	£775

Dentist	<ul style="list-style-type: none"> i 5400 patients per dentist (a) ii 164m² per dentist (a) iii Construction cost per m² of dental surgery: £3,445 (a) iv Construction cost of new dental surgery: £0. 56m, equipment cost: £0. 04m - total £0. 6m (a) 	(a) Northamptonshire Teaching Primary Care Trust (communication June 2008)	2,250	£111 per person	£267
Acute hospital	<ul style="list-style-type: none"> i. 50m² of floorspace per 400 dwellings (a) ii. Construction cost per m² of acute hospital: £5,288 (a) 	(a) Northamptonshire Teaching Primary Care Trust, based on HUDU model (communication June 2008)		£275	£661
Intermediate health care provision	<ul style="list-style-type: none"> i 50m² each of intermediate bed and day care provision floorspace per 400 dwellings (a) ii Construction cost per m² of intermediate bed and day care provision : £3,445 (a) 	(a) Northamptonshire Teaching Primary Care Trust, based on HUDU model (communication June 2008)		£359	£861
Waste disposal	i. Cost of municipal waste disposal including compliance with LATS directive over five years 2008/9 to 2012/3 = £409 per household	NCC's Draft Planning Obligation Framework and Guidance (Feb 2008), based on annual estimates of municipal waste generation		£170 per person	£409
Transport	i Costed items associated with Northampton, Daventry, and Towcester, and proposed mainly for funding by developers, County Council or regionally (a) (b)	(a) Transport Strategy for Growth"; Northamptonshire County Council (Sept 2007) (b) See Table 3.6 in Technical Report			£8,381
Land	.£600,000 per ha based on discussion with landowners, developers and agents.	Refer to Table 3.7 of the Technical Report			£6,500
Training	Direct assumption (a)	(a) Per dwelling cost – from construction futures project paper [ref 08-2008-05a] WNDC board 2008			£97 ⁽²⁾
Voluntary sector support	Direct assumption (a)	(a) Per dwelling cost – WNDC discussions with stakeholders and developers on current major schemes			£260

Notes:

(1) This standard is used in preference to the quantitative standard for parks and gardens in Northampton Borough Council's Open Space, Sport and Recreation Needs Assessment and Audit (2006) of 1.64 ha per 1000 pop. as the latter is significantly higher than standards adopted elsewhere: e.g. RTP study "The Cost & Funding of Growth in South East England"; Roger Tym & Partners for South East Counties (June 2005), uses 0.6 ha per 1000 pop.

(2) Represents direct cost. Additional sums are required to be placed on deposit against contributions and will be returned with interest as training is provided.







West Northamptonshire Development Corporation

PO Box 622, Franklin's Gardens,
Northampton NN5 5WR

Tel: 01604 586600

Fax: 01604 586648

e-mail: info@wnc.org.uk