

WNC Planning Briefing – 5 November 2025

Question	Answer
Please can you confirm whether developer contributions are still applicable if a development is 100% affordable housing?	Infrastructure and Developer Contributions Link: https://westnorthants.citizenspace.com/planning/infrastructure-and-developer-contributions/
Is it the intention that all financial contributions are secured via Section 106 agreements or CIL or a combination of both?	A combination of both will continue to be used.
How will allotment spaces and green spaces be protected?	Policies in existing local plan seek to protect certain green spaces and allotments. Similar policies are proposed in the new local plan.
SD1 Flooding – it looks like WNC are going to pick up maintenance of SuDS with no financial contribution only the transfer of land. Surely there is a need for the developer to contribute? - page 28-29	Noted. We will consider this with our colleagues in the Assets Team. If you consider it important please include this in any formal response that is made to the consultation.
How does the timing of this latest consultation relate to when the full new WNC plan will be issued for consultation? i.e. when we see the plan for new housing in the area, whether our proposals for green spaces have been accepted or not, etc.	The next consultation on the new Local Plan is currently expected early in 2026 (January/February)
Will Neighbourhood Development Plans play a part?	Yes, Neighbourhood Plans still have an important role to play but with the reduction in available government funding it is important to consider what the key issues that need addressing through a plan are.
Is there a change in the status of Neighbourhood Plans in the draft?	
In the previous SPD for Daventry, Policy INF1 as submitted provides that: “New development will be supported by, and provide good access to, infrastructure, including physical, green and social elements. it will integrate with and complement adjoining communities”. In the case of Daventry South West SUE (Malabar) this doesn't seem to have taken place for the village next door. Reference is made to this aspect of the old SPD Is	Yes the new local plan will contain a similar requirement in respect of infrastructure.

there a similar requirement in the new plan and has it been beefed up in any way?	
I have been advised that Pre WNC, South Northants used to allow rural parishes, where development is unlikely, to obtain grants from CIL payments – will grants be made available for rural parishes where CIL payments will not be made directly?	This is something we are investigating and will report back in the future.
Is there provision for areas outside WN to benefit from developer contributions? Evenley is bordered by Bucks & Oxon and we are being affected by developments, in particular, in Oxon: I was wondering if Evenley Parish Council can assert requirements regarding a proposal in, say, a parish between Bicester and Evenley?	Please make these observations and requests to neighbouring local authorities on any applications you provide formal comment on. WNC are notified of strategic cross boundary proposals and do respond identifying impacts of such development on the WNC area.
There is a fundamental question of the effectiveness of consultation. I am fairly sure that many PCs feel that the council does not actually pay attention to their input. It would seem that the PCs input in terms of actual resident needs (ie traffic mitigation) should be ongoing during the application process. The developer input is ongoing. Then there is monitoring, we need reassurance that this will be both ongoing and effective.	A new Statement of Community Involvement for West Northamptonshire is to be considered at Planning Policy Committee on 19 November. This sets out how the Council will engage with Parishes as part of its planning function. It also sets out the circumstances when re-consultation on a planning application will take place.
As regards timing, the document states on page 11: "2.2.3 In April 2024 the Council published a Regulation 18 version of a new plan for West Northamptonshire, which when adopted will replace the WNJCS and the three part 2 plans. This is currently scheduled for November 2027."	This is correct. A further Regulation 18 consultation will take place in early 2026 with the plan scheduled for submission for examination by the end of 2026. It is hoped that examination will be concluded by late 2027.
Is there any funding available to help with developing a new local parish plan?	Funding is not available from the Planning Policy Team although we are committed to support the development of parish and neighbourhood plans.
Please may you remind us of Alan and Richard's email addresses?	Alan Munn – Alan.Munn@westnorthants.gov.uk Richard – Richrd.wood@westnorthants.gov.uk