



**West
Northamptonshire
Council**

Infrastructure and Developer Contributions Supplementary Planning Document – November 2025



The Council can secure and use developer contributions (both financial and non-financial) from developments to mitigate the impacts of development, address infrastructure needs, contribute towards placemaking and meet Local Plan policy requirements. Developers may therefore be asked to provide infrastructure and/or contributions, and Local Planning Authorities are required to consider whether otherwise unacceptable development could be made acceptable through the use of planning conditions or planning obligations.

The draft West Northamptonshire Infrastructure and Developer Contributions Supplementary Planning Document covers the whole of West Northamptonshire and provides guidance on how infrastructure requirements will be identified and managed and what developer contributions will be sought by means of planning agreements, other legal agreements or conditions attached to planning approvals.

Once adopted will replace the existing adopted SPDs:

- Infrastructure and Developer Contributions SPD (adopted October 2013) former Daventry District
- Planning Obligations SPD (February 2013) former Northampton Borough
- Developer Contributions December 2010) former South Northamptonshire District

Also parts of the Housing SPDs previously adopted by the former authorities.

Infrastructure and Developer Contributions

LibraryPlus



To make development acceptable in planning terms, the obligations must relate directly to the application, and can be used to:

- i) Prescribe the nature of development (for example, a proportion of the housing development to be affordable);
- ii) Compensate for any loss or damage resulting from the development;
- iii) Mitigate impacts of the development. In doing this, they must also meet the following statutory (CIL regulation 122) tests in being:
 - a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development;
 - c. fairly and reasonably related in scale and kind to the development

Infrastructure and Developer Contributions

AQ1 -Air Quality	AF1 – Affordable Housing
SD1 – Flooding (SUDs)	AF1 – Affordable Workspaces
WM1 - Waste Management (Dwellings)	ED1 – Economic Development
WM2 – Waste Management (Flats)	BE4 – Public Realm
WM3 – Waste Management (Non-Domestic)	HG1 - Heritage
WM4 – Waste Management (Change of Use)	NE1 – SAMM payments
WM5 – Waste Management (Collections)	NE2 – Bio-diversity Monitoring Charge
WM6 – Waste Management (Private roads)	NE4 - Trees
WM7 – Waste Management (New Vehicles)	TR1 - Transport
OS1 – Open Space	SF1 – Education Requirements
SP1 – Sports Pitches	ES1 - Police

Infrastructure and Developer Contributions

ES2 – Closed Circuit Television	
ES3 - ANPR	
ES4 – Fire Service	
HS1 – Health Services	
CF1 – Community Facilities	
CF2 – Libraires	
CF3 – Community Centres	

OS1 Open space

Local Plan policies

WNJCS
S&CLP (CW2)
SNLPP2 (GS1)
NLPP2 (ENV2)
WNLP (PL12 PSID)

Threshold

Northampton – all major developments
South Northamptonshire – 6 dwellings or more
Daventry – 10 dwellings

Financial

The Council will seek financial payments if on site/off site provision cannot be made. Payments for off site provision will be determined in accordance with the recommended provision standard and maintenance formulae outlined in the latest evidence base on Open Space, Sport and recreation

Indexation

CPI

Non-financial

The level and type of obligations will be dependent on current provision in the area and the proximity of the proposed development to existing provision.
The Council's preferred approach is to require the developer to provide the additional provision on site. If it is not possible to provide on site, the developer will be required to

Table 2 – Open space standards identified in the West Northamptonshire Open Space Assessment for 2025

Typology	Brackley (ha per 1000 population)	Daventry (ha per 1000 population)	Northampton (ha per 1000 population)	Towcester (ha per 1000 population)	Rural (ha per 1000 population)	Accessibility – walking threshold (metres)	Quality standard based on Green Flag Award benchmark	Value standard based on "Assessing needs and opportunities: a companion guide to PPG17"
Allotments & Community Gardens	0.3	0.3	0.3	0.3	0.3	1,000m	Good Quality Score	High Value
Amenity Greenspace	1.5	1.5	1.5	1.5	0.6	480m	Good Quality Score	High Value
Cemeteries & Burial Grounds	No standard	No standard	No standard	No standard	No standard	No standard	Good Quality Score	High Value
Civic Space	No standard	No standard	No standard	No standard	No standard	No standard	Good Quality Score	High Value
Natural & Semi-natural Greenspace	1.5	2.7	1.8	No standard	2.7	720m	Good Quality Score	High Value
Parks & Gardens	0.4	0.8	1.26	1.26	1.26	710m	Good Quality Score	High Value
Provision for Children & Young People	0.25	0.25	0.25	0.25	0.25	LAP – 100m LEAP – 400m NEAP – 1000m	Good Quality Score	High Value

Table 3: Cost of provision and maintenance for each open space typology (2025 Prices)

Typology	Cost per hectare (provision)	Cost per hectare (maintenance per year)
Allotments and community gardens	£139,570.55	£4,050.34
Amenity greenspace	£132,592.02	£4,050.34
Natural and semi-natural greenspace	£195,398.77	£4,050.34
Parks and gardens	£362,883.44	£2,665.80
Provision for children and young people	£943,542.99	£246,202.45

WM1 Requirements for waste storage (individual domestic properties)

Local Plan policies	WNJCS S&CLP (none) SLPP2 (INF1) NLPP2 (Q2, IFS2) WNLP (Q3)
Threshold	All dwellings including HMOs
Financial	Bin suites as per paragraph 8.1.4
Indexation	Commercial Property Index
Non financial	Space for three 240 litre wheeled bins; and Space for one 23 litre outdoor kitchen caddy Wheeled bins should be able to sit side by side for ease of use by the resident. Storage area to be designed as per <u>Guidance</u>
Exemptions	None

8.1.4 The costs for a suite of bins are:

For Houses - £90 (2025/26), subject to indexation annually
This will cover the cost of the provision of a set of external bins for each waste stream, a kitchen food waste caddy, some initial communications for the new resident and delivery.

For Houses in Multiple Occupation (HMOs), a set of bins is £90 – one bin each for residual waste, recycling and a set of food waste caddies (one indoor caddy and one outdoor caddy). The number of bins that an HMO would require would be dependent on the size of the HMO. If more are required there would be a further fee of £90 per set. Larger HMOs would probably need larger 1100 litre bins – the fees would be the same as a communal property below.

Infrastructure and Developer Contributions

AF1 Affordable Housing	
Local Plan policies	<p>WNJCS (Policy H2) S&CLP (Policy HO8) SNLPP2 (Policy LH8) NLPP2 (Policy HO2) WNLP (H2)</p>
Threshold	<p>Former Daventry district: 10 dwellings or more Former South Northamptonshire: 10 dwellings/ 0.5ha or more Former Northampton Borough: 15 dwellings or more</p>
Financial	<p>Affordable housing should be provided on the application site as an integral part of the development. In exceptional circumstances, commuted payments in lieu of on-site provision may be supported.</p>
Non financial	<p>Affordable housing should be provided on the application site as an integral part of the development. In exceptional circumstances, off site provision in lieu of on-site provision may be supported.</p> <p>Affordable housing will be built out alongside, and proportionate, to the amount of market housing being constructed on site at any one time. This will be secured by condition or through legal agreements.</p> <p>Affordable housing should be integrated within the development to create sustainable, inclusive and mixed communities. They should be in small groups as set out in para 11.6.2.</p>
Exemptions	None

- Fees for Monitoring of Section 106 Agreements
- In order to cover the Council's cost of providing a service to monitor s106 agreements, fees will be charged.
- Set against a number of phased payment point within the section 106 where a financial contribution is required or where other mitigation is to be delivered (e.g. land transfer, submission of open space maintenance scheme).

Current financial year:

- £5,000 on commencement of development (199 dwellings)
- £10,000 on commencement of development for development (200 Dwellings)
- £5,000 on commencement of non-residential development
- Same per subsequent phased payment.

- Consultation six weeks November – December
- Planning Policy Committee – February/March