North Northamptonshire Draft Supplementary Planning Document

For Public Consultation October – November 2010







Development Contributions

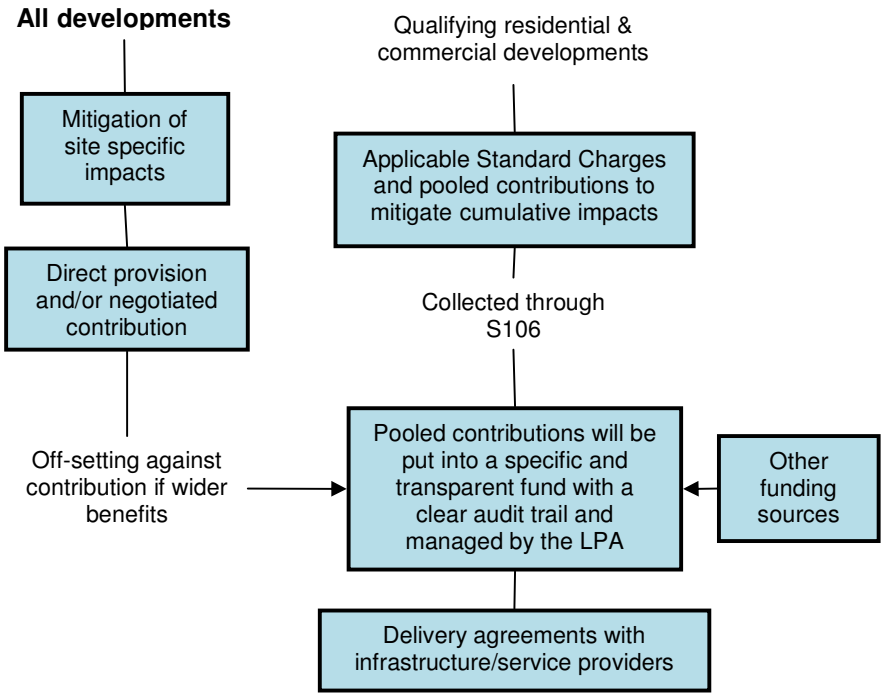
North Northamptonshire Joint Planning Unit

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Executive Summary

This Supplementary Planning Document (SPD) has been produced to provide advice to case officers and developers on how the service, facilities and infrastructure requirements to be expected in relation to development will be assessed and appropriate contributions sought, supplementary to policy 6 in the adopted North Northamptonshire Core Spatial Strategy (2008).

These contributions will be additional to any necessary site specific mitigation, sustainability requirements and affordable housing provision.



In line with legislation contributions will only be sought where they meet all of the following tests as set out in the Community Infrastructure Levy regulations (2010), previously in the Circular 05/2005:

- necessary to make the proposed development acceptable in planning terms
- directly related to the proposed development
- fairly and reasonably related in scale and kind to the proposed development

As well as the clear need for infrastructure and community facilities deriving from major developments, it is recognised that the cumulative impact of smaller developments has impacts on provision. Therefore contributions may be sought from one dwelling upwards.

Organisation of this document

This document is laid out in eight parts, following the introduction and the background to the SPD, the approach within North Northamptonshire is set out. Following this (section 4) is the Local Infrastructure specific to each local authority area; in addition to these categories the Local Authorities may have specific requirements to meet their other policy objectives and may expect contributions towards these, therefore early pre application discussion with the relevant local authority is essential. The next section (section 5) covers the Infrastructure that costs the same and is required across the North Northamptonshire area.

This SPD provides formulae to be used when requesting development contributions. This will form the basis of discussions on applications and provides links to detailed evidence base for specific contributions.

In both sections four and five the infrastructure typologies are all able to meet the three tests but will need to be assessed for each application to ensure they can be required from that development ie if there is capacity at the local school or library then contributions cannot be sought as it is not reasonable.

Section six considers Sustainable Place Shaping which considers a variety of initiatives that will help to integrate new and existing communities as a key aspect of the 'localism' agenda. Section 7 sets out the delivery framework for the infrastructure and is followed by a monitoring, management and review section (section 8).

Appendix 3 contains the charging schedules for each Local Authority for each bedroom size, these will be updated yearly or accordingly when evidence becomes available.

2. Introduction

2.1 North Northamptonshire, comprising the districts of Corby, East Northamptonshire, Kettering and Wellingborough, is the biggest single growth area outside London. It is expected to accommodate more new housing than any other part of the Milton Keynes and South Midlands growth area, alongside significant employment growth. This development is expected to increase the population of North Northamptonshire from an estimated 298,000 residents in 2006 to 370,000 in 2021[1]**.** The scale of this growth will place significant pressure on infrastructure and services.

2.2 The Core Spatial Strategy prepared by the North Northamptonshire Joint Planning Unit (NNJPU), and adopted by the North Northamptonshire Joint Planning Committee in 2008, identifies how this growth will be delivered up to 2021. Policy 6 (Appendix 1) requires development to be supported by timely investment in the broad spectrum of infrastructure and services required to ensure that sustainable communities are delivered.

2.3 The North Northants Development Company (NNDC) is responsible for coordinating infrastructure delivery to support implementation of the Core Spatial Strategy. The NNJPU and NNDC worked with partners to prepare an infrastructure plan, known as the Programme of Development (PoD), in 2008 and is working with the planning authorities and infrastructure and service providers to refresh and refine this for resubmission to Government in 2010/11, to support the Joint Core Strategy review.

2.4 Much of the cost of providing the infrastructure to support growth and make good existing deficiencies will be borne by the public sector, other service providers (including utility companies) and consumers. However, where the need for infrastructure arises from development, the development industry has an important part to play in funding and delivery. This can be achieved through the use of planning conditions to deal with both on and off site works, but a financial contribution may also be required to deal with wider impacts. Existing approaches to development contributions vary between the four local planning authorities; different levels of guidance are in place and development contributions are negotiated on a case by case basis.

Purpose of the SPD

2.5 The purpose of this SPD is to provide clarity and greater certainty to land owners, developers, local authorities, stakeholders and the local community regarding the basis on which development contributions will be sought and how they will be used. The objectives are to:

- Provide a more consistent and certain approach that will enable developers to factor in infrastructure costs when purchasing land and will give a firmer basis for forward funding of infrastructure;
- Maximise the contributions that developments make to meeting identified infrastructure needs without prejudicing other policy aims;
- Make best use of development contributions, ensuring that they are targeted at identified infrastructure priorities and marry up with and maximise the potential of other sources of funding; and
- Provide a process that is as simple and cost effective as possible and is transparent in ensuring development contributions are used to deliver infrastructure where and when it is required.

[1] Northamptonshire Demographic Model: 2004 –based Population Projections (NCC) as quoted in the adopted NNCSS

2.6 As well as requiring contributions towards infrastructure and services needed to allow development and to create sustainable communities (policy 6) the Core Strategy also requires:

- High quality design, including achievement of progressive levels of the Code for Sustainable Homes and inclusion of renewable energy provision (policy 14);
- Affordable housing provision, with targets derived from the North Northamptonshire Housing Market Assessment (policy 15).

Further information and guidance on Sustainable Design can be found in a separate adopted Sustainable Design SPD www.nnjpu.org.uk .This SPD does not provide further detail on affordable housing provision by type as this will be local authority specific and included in their Local Development Documents. Housing mix and types can be discussed with the planning authority through early pre-application discussions.

2.7 This SPD is being prepared as a joint document coordinated through the North Northamptonshire Joint Planning Committee. It will need to be agreed and formally adopted by each of the district planning authorities.

3. Background

Legal and Policy Context

3.1 Planning Policy Statement 12 'Local Spatial Planning' (June, 2008) places significant emphasis on demonstrating delivery and implementation when preparing Core Strategies and other development plan documents. Development plans should be informed by an infrastructure planning process, which identifies infrastructure needs and costs, the phasing of development, funding sources and responsibilities for delivery.

3.2 The Government has identified the need to secure a fuller contribution from development towards local and sub-regional infrastructure investment. The 2008 Planning Act allows for the introduction of a Community Infrastructure Levy (CIL) and the regulations have been published to come into force from 6 April 2010. The CIL is intended to set a standard charge on qualifying developments, set locally and tested through an independent examination. The North Northamptonshire planning authorities will investigate the introduction of a CIL during 2010. In the meantime, this Supplementary Planning Document provides a basis for making more effective use of existing mechanisms to secure contributions from developments towards the physical and social infrastructure needed to support sustainable growth.

3.3 Government Circular 05/2005 provides guidance on negotiating planning obligations (agreements or unilateral undertakings by developers made under section 106 of the Town and Country Planning Act 1990) and is the framework within which this SPD has been prepared. Planning obligations should only be sought where they are:

- necessary to make the proposed development acceptable in planning terms *
- relevant to planning
- directly related to the proposed development *
- fairly and reasonably related in scale and kind to the proposed development *
- reasonable in all other respects.

* These tests have now been given legal status by their incorporation within the CIL Regulations.

3.4 The Circular provides guidance on:

- pooling contributions from different developments to reflect their cumulative impact on infrastructure requirements;
- using formulae and standard charges so as to provide greater clarity and certainty for the development industry and the community, and to speed up negotiation;
- seeking contributions for ongoing maintenance.

Infrastructure Planning

3.5 The North Northants Development Company (NNDC) with the North Northamptonshire Joint Planning Unit (NNJPU) has prepared an Infrastructure Plan called the Programme of Development (PoD) (October 2008) through technical work and work with stakeholders. This identifies what infrastructure is needed and how much it will cost and assesses available sources of funding. This work is being updated and finalised with stakeholders and service providers to ensure that their

figures and service plans are up to date; the further work has informed this document through the associated evidence base.

3.6 NNDC and its partners have subsequently made progress in securing investment in key infrastructure projects such as the planned A14 road improvement scheme and waste water infrastructure, as well as many regeneration projects. The NNDC stakeholder partnership, representing a wide array of public, private and voluntary sector partners, provides a basis for considering infrastructure issues at a North Northamptonshire level. This SPD provides the basis upon which the local planning authorities will consider priorities for development contributions in relation to individual developments within their area.

3.7 The PoD identifies and costs infrastructure requirements under the following headings:

- Roads
- Modal Shift & Public Transport
- Economic Development
- Green Infrastructure
- Early Years, Primary & Secondary Education
- Higher & Further Education
- Health Care & Social Care
- Utilities
- Emergency Services
- Culture & Sport

3.8 The PoD is currently under review and will inform the review of the Joint Core Strategy and the operation of this SPD.

3.9 For the review of the PoD infrastructure stakeholders have provided costed information on their growth related investment requirements and available sources of funding. This has been tested with stakeholders, and will allow for an Infrastructure Schedule to be prepared for each local authority area.

4 The North Northamptonshire Approach to Development Contributions

4.1 CSS Policy 6 (Appendix 1) sets out how developments in North Northamptonshire will provide or contribute towards the infrastructure, services and facilities needed to provide balanced, more self-sufficient communities and to secure a modal shift away from car use. This will be through the provision, on or close to a site, of infrastructure required to mitigate any direct impacts of a development, and through the use of standard charges to fund infrastructure required as a result of the cumulative impacts of development across a wider area.

4.2 Where provision is to be made on-site the Local Planning Authority (LPA) will expect the developer to provide the land and construct the element or provision to the satisfaction of the Council. Alternatively the developer may make a financial contribution to the Council so that it may arrange for the construction and development of the infrastructure. Where land is provided for infrastructure it should be fit for purpose and free of any encumbrances.

4.3 The local infrastructure requirements that are specific to each local authority include aspects arising from the community strategy (and the vision within this) as well as any specific requirements identified in local development documents and other council policies.

4.4 The County Council has put forward its draft approach to developer contributions, for services where it has a responsibility. The provisions of its document 'Creating Sustainable Communities – A Planning Obligations Framework and Guidance (Jan 2010)' have as far as possible, been included in this SPD.

4.5 Infrastructure providers have identified the costs directly related to development and the increase in population (rather than resolving existing deficiencies). These costs, and links to the evidence base, are set out in this SPD as a starting point for negotiations. Where an otherwise acceptable development cannot afford all of the costs of identified infrastructure requirements there may be a need to negotiate around funding sources and priorities. If the impacts of a development cannot be mitigated then refusal of an application may be warranted.

4.6 During pre-application discussion with the LPA, consideration should be given to the ability and desirability of services and infrastructure to be co-located. This will include discussion with the service providers, via the LPA. Some examples of co-location possibilities are:

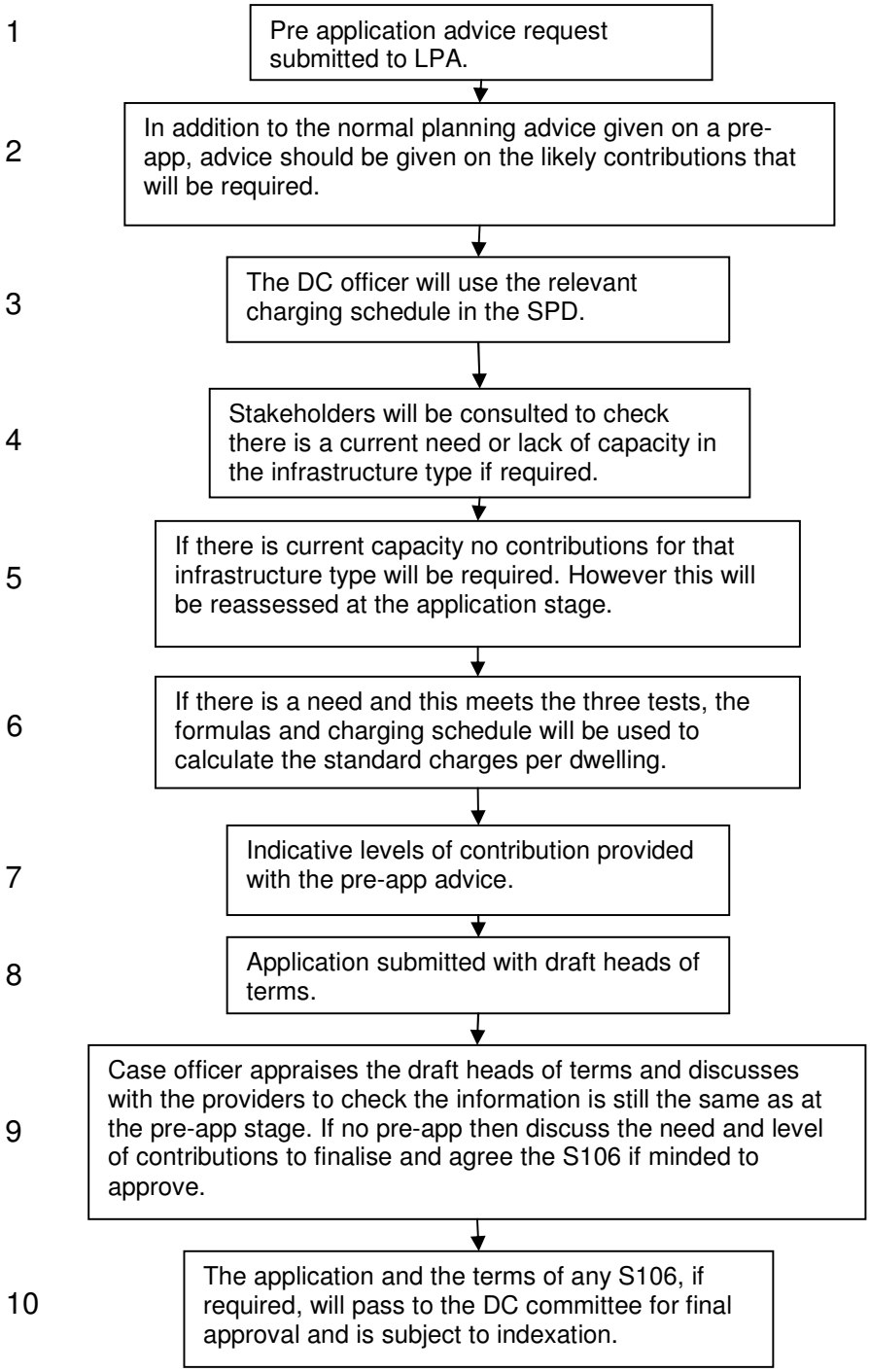
- library and discovery centre,
- healthy living centre – health, culture and sport,
- community sports hubs,
- civic cluster and community safety team base (police)
- community hub on school site.

4.7 There is a desire by many of the service providers to be in a suitable co-located facility and this should be considered at an early stage by all those involved.

4.8 In considering a planning application, the planning authority will decide what infrastructure is relevant to that particular proposal in line with the planning obligations tests, the LPA policy framework and their local priorities. The amounts for that development will then be calculated using the number of each size of unit being proposed. This will result in a sub-total for each infrastructure category.

4.9 For ease of use, a schedule of standard charges is set out for each of the four districts, in Appendix 3. The standard charges have been calculated using formulae derived from the information within the supporting evidence base. To ensure that standard charges reflect the most up-to-date evidence from infrastructure providers, updated schedules will be maintained on the JPU website www.nnjpu.org.uk (or available on request).

4.10 Table 1 provides a process chart that will be followed to ascertain the contributions required.



Site Specific Infrastructure

4.11 In order for sites to be brought forward, all developments will have to provide and include a range of site related infrastructure that will be required as part of the development, either on site or within its immediate vicinity. The provision of adequate site specific infrastructure is essential to enabling planning permission to be granted. This will be in addition to wider contributions required through the formulae set out later in this document. The site specific requirements will vary depending on the type, scale and location of development and some will be delivered through the s106 agreement. This could include but is not limited to:

- On site local open space
- Landscaping
- Site specific community facilities
- Provision of Fire hydrants
- Protection/ mitigation and enhancement of biodiversity
- Footway/cycleway provision
- Sustainable drainage systems
- Access to the site and internal road layout
- CCTV

4.12 Connection to utilities such as water, drainage and communications infrastructure are a development cost to be agreed between the developer and utility company and are outside the scope of planning obligations.

4.13 Contributions to local infrastructure facilities and services have traditionally been negotiated for individual sites and for each specific need arising from development. This will continue to be the case for infrastructure that is specific to a particular site, for instance works to access the site or for localised junction improvements.

4.14 Contributions will not normally be applied to revenue or maintenance costs. These should be covered through mainstream public funding, which is an ongoing issue for the public sector service providers and the Government. The main exceptions to this will be revenue funding required for:

- establishment of new or expanded public transport services;
- commuted sums sought on a site by site basis for the maintenance of any open space provided on site as part of the development;
- commuted sums sought on a site by site bases for the maintenance and operation of any Sustainable Drainage System (SuD); and
- CCTV maintenance contributions which are generally sought for a period of 10 years.

4.15 However the developer should check with the local authority to ensure that all relevant contributions are highlighted through pre-application consultation.

Cumulative impacts

4.16 CSS Policy 6 envisages separate standard charges, to be applied to residential development, for local and for strategic infrastructure. This SPD develops this approach to pooling contributions but, rather than giving a headline charge per dwelling, provides details of standard charges for various categories of infrastructure that will be applied where relevant and necessary within different local authority areas. This ensures that the current legal tests

are met, in particular the requirements that a planning obligation must be directly related to a proposed development and necessary to make it acceptable in planning terms.

4.17 A discount may be warranted where a development makes direct provision of infrastructure that serves needs over and above those arising from the development, for example a school that provides capacity above that needed by the development itself. Where this infrastructure is to be provided directly by the developer, it may be appropriate to off-set a proportion of its cost (related to the wider public benefit) against the relevant standard charge.

Developments to which Standard Charges will apply

Residential development

4.18 Standard charges can apply to development of one dwelling upwards. Small developments that do not individually create the need for major new infrastructure or discrete facilities nevertheless have a cumulative impact on infrastructure. The standard charges will therefore apply where they meet the planning obligations tests. For large developments, the SPD will be the starting point for negotiations but does not preclude other forms of infrastructure or priorities being identified by the planning authority to ensure the development is acceptable in planning terms.

4.19 Standard charges will be applied on a sliding scale to reflect the size of dwellings (and their likely occupancy) see appendix 2. This will be applied equally to green-field and brown-field (previously developed) sites and to affordable housing and special needs housing as well as open market housing. There will be some exclusions e.g. leisure contributions or play space for sheltered housing schemes.

4.20 Early pre-application consultation with the local authority is necessary to ensure the right contributions are considered by an applicant.

Other Developments

4.21 All other developments must provide site specific infrastructure required to mitigate their impacts. In addition developments over 1000m^2 or 1 hectare may also be expected to contribute towards meeting wider infrastructure needs, based on their cumulative impacts.

4.22 All developments that impact on the highway network will require consultation with the Highways Authority via the Local Planning Authority. This is to ensure that contributions can be calculated using the Highways Authorities 'Pooled Developer Contribution' tariff or where site specific transport assessments will apply, see section 5 for more information.. Other contributions from non-residential development will be negotiated on a site by site basis, and will focus on a range of infrastructure requirements including:

- Transport including, provision of HGV overnight parking facilities for B8 developments
- Green Infrastructure
- Economic development (including town centre regeneration, public realm improvements, industrial area improvements and skills development initiatives)
- Fire services
- Retail and town centre developments will be expected to contribute to public realm enhancements

4.23 Other contributions will be decided on an individual basis depending on the type and location of the proposed development, in this case early pre-application discussions with the LPA will be necessary.

Schedules of Standard Charges

4.24 A list of the different infrastructure requirements for each of the four districts is set out in section 4. Formulae have been used for each infrastructure category, this will ensure that when the evidence base is updated the revised figures can be used within the formula, rather than updating the SPD. Each of the infrastructure categories are discussed below and the formula set out. The specific infrastructure required by each local authority is set out first followed by North Northamptonshire wide categories in section 5. Links are made to the evidence base where the figures have been used and the projects for the contributions identified.

4.25 The infrastructure categories identify the relevant 'Charging Area' for each project. This is the geographic area within which development will contribute cumulatively to the need for the identified infrastructure investment. For most infrastructure categories or projects the appropriate 'charging area' is the district as this is the scale at which cumulative impacts of development can best be addressed. However some charging areas comprise parts of one or more districts (for example contributions towards the A45 highway improvements).

4.26 The Local Authorities, through the Joint Planning Unit, will from time to time revise this Development Contributions SPD to reflect changes in policy and priorities. Minor changes will not be consulted on – i.e. where the evidence base is updated and the total of the contributions does not significantly change. Major changes will be made through full revisions of the guide, and will be consulted on.

4.27 In order to ensure that the infrastructure identified in the Development Contributions meets the planning obligation tests (paragraph 2.3), or has the potential for meeting the test, each type has been analysed. Although each site will be looked at individually there will be applications where the contributions either will or will not meet the tests; this will be assessed at the application stage by the relevant local authority.

4.28 For some infrastructure types, in order to meet the 'fair and reasonable' test, contributions have been based on the percentage increase in population expected to 2021. This is a fair and reasonable approach and other funding streams will need to be secured to ensure the final delivery of these projects.

5. Local Infrastructure

5.1 This section sets out the various local infrastructure applicable to each local authority area, and in some instances down to a town basis, section five outlines the infrastructure required across North Northamptonshire.

5.2 These infrastructure requirements are based on what is needed to meet the growth, based on work carried out during 2009, therefore as further evidence is collected additional items may require contributions. The very nature of infrastructure planning is that projects will be delivered and therefore contributions are no longer required to provide that infrastructure, but future projects, that meet the obligations test, will evolve through the evidence base and require contributions.

5.3 Appendix 3 contains a charging schedule for each local authority with a base date of January 2010, this will be updated and reviewed on a yearly basis to ensure the contributions remain relevant and if applicable new contributions to meet an infrastructure need will be added.

5.4 In addition to these schedules the LPAs may have specific requirements to meet their other policy objectives and may expect contributions towards these, therefore early pre application discussion with the relevant local authority is essential to allow negotiation to take place on each application to ensure all the planning obligations tests can be met.

5.5 Contributions for projects to be delivered by the LPA will remain with them, or they will through delivery agreements pass the contributions to the service providers for the required infrastructure.

Corby

Open Space

5.6 The standard provision, in the urban area is 0.625ha per 1,000 population made up of:

- 0.8ha per 1,000 population of equipped play space and
- 1.51 ha per 1,000 population of informal space

5.7 In the rural area the standard is 0.5ha per 1,000 population, made up of:

- 0.8ha equipped play space per 1,000 population and
- 0.37ha per 1,000 population for informal space.

5.8 Equipped play space can include LAPS, LEAPS or NEAPs. On site facilities will be sought on developments of 40 units or more, LAPS on 10 units or more. Off-site contributions will be sought in wards and parishes where current provision is below standard. Maintenance contributions will also be required for a period of 10 years following adoption.

Urban → (a x b) + (c x d) = e	2010 figures
a = cost per sq m of an equipped area of play	£11
b = sq m per person for equipped area of play	8 sq m
c = cost per sq m of informal play space	£10
d = sq m per person for informal play space	11.51 sq m
e = contribution per person	£203 per person
Rural → (a x b) + (c x d) = e	2010 figures
a = cost per sq m of an equipped area of play	£11
b = sq m per person for equipped area of play	8 sq m
c = cost per sq m of informal play space	£10
d = sq m per person for informal play space	3.7 sq m
e = contribution per person	£125 per person

Community Facilities

5.9 The standard provision is 0.0075ha per 1,000 population = 0.075 sq m per person. The contribution is based on the capital costs of providing a typical centre and will be sought on all new developments. Where a specific need for a new centre has not been identified the contributions will go towards meeting the additional pressure placed on existing facilities.

a/b = c	2010 figures
a = cost of facility per m sq	£2,362.2
b = sq m per person	0.075
c = contribution per person	£177

Town Centre Regeneration

5.10 All developments within the town centre and adjoining the Corby Walk will be expected to contribute to the following town centre regeneration project.

Corby Walk and Bridge

5.11 The Corby Walk will link the town centre to the railway station to encourage people to walk between the two and encourage visitors to the town to arrive by rail. To ensure access across the railway line to the station and platform there needs to be a crossing of the line to be incorporated into the Corby Walk.

a/b = c	2010 figures
a = cost of project to be funded through development contributions	£2,640,000
b = number of units to contribute towards the provision	16,800
c = contribution per person	£157.14

East Northamptonshire

Play Space

5.12 The standard provision, in the urban area is per 1,000 population made up of:

- 0.1ha per 1,000 population of equipped play space and
- 0.8ha per 1,000 population of informal space.

5.13 In the rural area the standard is 0.5ha per 1,000 population, made up of:

- 0.14ha per 1,000 population equipped play space and
- 0.8ha per 1,000 population for informal space.

On site facilities will be sought on developments of 40 units or more, LAPS on 10 units or more. Off-site contributions will be sought in wards and parishes where current provision is below standard. Maintenance contributions will also be required for a period of 60 years following adoption.

Urban → (a x b) + (c x d) = e	2010 figures
a = cost per sq m of an equipped area of play	£113.42
b = sq m per person for equipped area of play	1 sq m
c = cost per sq m of informal play space	£5.02
d = sq m per person for informal play space	8 sq m
e = contribution per person	£153.58 per person
Rural → (a x b) + (c x d) = e	
a = cost per sq m of an equipped area of play	£113.42
b = sq m per person for equipped area of play	1.4 sq m
c = cost per sq m of informal play space	£5.02
d = sq m per person for informal play space	8 sq m
e = contribution per person	£198.94 per person

Waste Management

5.15 The council currently operate a sack based refuse collections and three box recycling scheme, the current cost for this is £20 for each new property. A new waste management contract is expected to be agreed in March 2011, this will set out the expected future charges to provide waste facilities for each property, and this will be updated in the charging schedule when the information is available.

	2010 figures
Start up costs for new dwellings	£20

Kettering

Open space and allotments

5.16 Kettering Borough Council has an adopted open space SPD and contains more information on the typology, demand and catchments and provides a calculator for contributions depending on the area of development. Maintenance contributions will also be required for a period of 15 years following adoption.

Kettering Town Centre and Public Realm

5.17 Improvements to public realm in Kettering centre will play an essential role in revitalising the town centre and enhancing the setting of new developments. Contributions will facilitate extensive high quality public realm enhancements to key areas through a programme of physical works. Improvements will follow a variety of objectives as detailed in the Kettering Town Centre Area Action Plan.

a/b = c	2010 figures
a = cost of project to be funded through development contributions	£1,094,500
b = number of units to contribute towards the provision	1,000
c = contribution per unit	£1,094.50

Smaller town public realm

5.18 The smaller towns of Burton Latimer, Desborough and Rothwell all require an improved town centre to provide a better level of sustainable services and facilities to the extended population. Developments in these towns will be expected to contribute the following amounts:

Town	2010 figures
Burton Latimer public realm	£1,036,400
Desborough public realm	£1,342,200
Rothwell public realm	£1,000,000

Community Halls

5.19 Desborough community hall will provide a permanent base for a range of civic facilities, heritage centre and town uses.

Town	2010 figures
Desborough community centre	£1,000,000
Rothwell community centre	£800,000

Desborough Leisure Centre

5.20 To meet the required standards of leisure provision at Desborough, Phase 2 of the leisure centre is to be provided through the development of the Sustainable Extension to the town.

Desborough Pedestrian Bridge

5.21 This is required to provide access from the new development to the main town centre and the location of the majority of the services and facilities.

a/b = c	2010 figures
a = Cost of Desborough pedestrian bridge	£500,000
b = number of units	700
c = contribution per unit	£714.28

Desborough Cemetery

5.22 To provide and meet the standard that is required an extension is required at the Desborough cemetery.

a/b = c	2010 figures
a = cost of Desborough cemetery extension	£70,000
b = number of units	700
c = contribution per unit	£100

Rothwell Road Cemetery, Kettering

5.23 Contributions towards an extension, identified, will be required, early discussion with the authority will be required. Total cost of the work is estimated at £450,000, this will provide space for the next 25 years.

Crematorium

5.24 Contributions will be sought from developments across the borough for improvements to the crematorium at Rothwell Road Kettering in line with improvements subsequently identified. These improvements will ensure that the crematorium facilities are fit for purpose for another 25 years.

Desborough Greenspace

5.25 Kettering Borough Council is currently consulting on the long term plans for the proposed Desborough Greenspace. A draft masterplan has been developed with the assistance of Rockingham Forest Trust and the Wildlife Trust and will be completed following the consultation process. Limited funding of £130,000 has already been secured for the first phase of the development of the greenspace and will be mainly used for capital works. Based on consultation feedback and the completion of the Masterplan, Contributions will be sought from development in Desborough to improve and extend the Desborough Greenspace.

Waste Collection and Recycling

5.26 New development creates the need for additional bins and boxes for recycling and areas for waste recycling facilities. The current cost for providing bins and boxes and other start up costs are:

	2010 figures
Start up costs for new dwellings	£75

Wellingborough

Town Centre and Public Realm

5.27 Improvements to public realm in Wellingborough town centre will play an essential role in improving the environment and enhancing the setting of new developments. Contributions will facilitate extensive high quality public realm enhancements to key areas through a programme of physical works as required by the Town Centre Area Action Plan and detailed in the Public Realm Strategy. Improvements will follow a variety of objectives as detailed in the Wellingborough Town Centre Area Action Plan.

5.28 Contributions will be based on the adopted Town Centre Area Action and will be negotiated on each application to ensure all the planning obligations tests can be met. Further information will be added to this document when available.

Community Centres

5.29 The standard provision is 0.0075ha per 1,000 population = 0.075 sq m per person. The contribution is based on the capital costs of providing a typical centre and will be sought on all new developments. Where a specific need for a new centre has not been identified the contributions will go towards meeting the additional pressure placed on existing facilities.

a/b = c	2010 figures
a = cost of facility per m sq	£1,692.5
b = sq m per person	0.075
c = contribution per person	£130

Allotments

5.30 The standard provision is 0.38ha per 1,000 population in urban area and 1.3ha per 1,000 population in the rural area for allotments. The expected catchment of an allotment facility is 600m. In the case of smaller developments the contributions will be used to provide and improve existing provision within the catchment of the development, or pooled together to provide a facility.

Urban → a/b = c	2010 figures
a = cost per sq m	£15.33 sq m
b = sq m per person	3.8 sq m
c = contribution per person	£58
Rural → a/b = c	2010 figures
a = cost per sq m	£15.33 sq m
b = sq m per person	13 sq m
c = contribution per person	£199

Play Space

5.30 The standard provision, in the urban area is 0.625ha per 1,000 population made up of:

- 0.179ha per 1,000 population of equipped play space and
- 0.446ha per 1,000 population of informal space.

5.32 In the rural area the standard is 0.5ha per 1,000 population, made up of:

- 0.143ha equipped play space per 1,000 population and
- 0.357ha per 1,000 population for informal space.

5.33 Equipped play space can include LEAPS or NEAPs, please see the BCW document 'The provision of Children's Play space within Housing Development (2006)'. On site facilities will be sought on developments of 40 units or more, LAPS on 10 units or more. Off-site contributions will be sought in wards and parishes where current provision is below standard. Maintenance contributions will also be required for a period of 20 years following adoption.

Urban → (a x b) + (c x d) = e	2010 figures
a = cost per sq m of an equipped area of play	£77.67
b = sq m per person for equipped area of play	1.79 sq m
c = cost per sq m of informal play space	£10.22
d = sq m per person for informal play space	4.46 sq m
e = contribution per person	£184.6
Rural → (a x b) + (c x d) = e	2010 figures
a = cost per sq m of an equipped area of play	£77.67
b = sq m per person for equipped area of play	1.43 sq m
c = cost per sq m of informal play space	£10.22
d = sq m per person for informal play space	3.57 sq m
e = contribution per person	£147.56

Open Space

5.34 This includes parks, footpaths in urban and village areas or may form green corridors, linked to policy 5 in the adopted CSS. The standard provision is 0.7ha per 1,000 population. Funds will be allocated to the approved schemes for provision and enhancement. Maintenance contributions will also be required for a period of 20 years following adoption.

a/b = c	2010 figures
a = cost per sq m for open space	£15.33
b = sq m per person for open space	7 sq m
c = contribution per person	£107.31

Cricket Pitch

5.35 The standard provision for cricket provision is 0.51 ha per 1,000 population, based on the costs for four pitches and a pavilion.

a x b = c	2010 figures
a = cost per ha of cricket pitch and pavilion	£341,176
b = ha per person	0.00051
c = contribution per person	£174

5.36 Football Pitch

a x b = c	2010 figures
a = cost per ha of football pitch and pavilion	£341,176
b = ha per person	0.00090
c = contribution per person	£307

5.37 Rugby Pitch

a x b = c	2010 figures
a = cost per ha of rugby pitch and pavilion	£341,176
b = ha per person	0.00014
c = contribution per person	£47.76

Waste Collection and recycling

5.38 New development creates the need for additional bins and boxes for recycling and areas for waste recycling facilities. The current cost for providing bins and boxes and other start up costs are:

	2010 figures
Start up costs for new dwellings	£76.65

Car Parking in town centre

5.39 A priority of the Borough Council is to improve car parking provision in the Town Centre, to reduce problems of on street parking and to improve convenience. Locations are identified in the Town Centre Area Action Plan. The total cost of a parking space is estimated to be in the range of £1,500 - £2,000. The current charge for a new dwelling is:

	2010 figures
Cost for 1 - 3 bed units	£250
Cost for 4+ bed units	£500

6 North Northamptonshire Wide Infrastructure

6.1 This section sets out the infrastructure that is required, where the tests can be met, across North Northamptonshire. The exception to this is the highways related infrastructure where borough wide figures are established for Corby, Kettering and Wellingborough. In East Northamptonshire the level of contribution will be determined by individual transport assessments.

6.2 Stakeholders have been involved through technical and evidence base work to arrive at a level of contribution that is applicable, along with the supporting information. Northamptonshire County Council as the service provider for some of these facilities has produced a Planning Obligations document, which has been replicated within this section and covers the countywide aspects.

6.3 Contributions towards these infrastructure types will be collected by the local planning authority and will be passed onto the relevant provider in accordance with a delivery agreement .

Highways (NCC)

7.1 For the major Growth Towns in North Northamptonshire (Corby, Kettering and Wellingborough) a methodology for collecting developer contributions towards transportation initiatives known as the 'Pooled Developer Contribution' (PDC) approach has been developed by Northamptonshire County Council (NCC) in consultation with North Northamptonshire Joint Planning Unit (NNJPU) to facilitate planned growth and windfall developments defined in the North Northamptonshire Core Spatial Strategy (CSS).

7.2 The approach spreads the costs of implementing transportation works and initiatives in a fair and equitable manner over the quantum of planned growth and windfall development identified in the CSS within each Borough. NCC's traffic modelling has identified significant junction and link stresses that have to be addressed to ensure that the planned growth can be accommodated on the highway network. In addition to highway improvements identified, the list of schemes required to facilitate growth also includes improvements to public transport services and infrastructure, demand management, and pedestrian and cycling improvements, considered necessary to deliver modal shift targets and create sustainable developments. The scheme list is fairly divided over the total quantum of development, in keeping with the scale and kind of development. Site specific measures required to access and integrate the development into the existing transportation network are additional to the contribution sum.

7.3 The PDC figure is based on the car trips generated by a typical residential dwelling, for ease of calculation, and this can be factored up or down for other land uses by comparing the respective number of car trips predicted for each use against those of a single residential dwelling. The PDC figure can change over time as development quantum's differ, transportation schemes change, and scheme costs are updated. For the latest PDC figure to be applied to all developments in the Boroughs of Corby, Kettering and Wellingborough respectively, and for further information on the PDC approach, please refer to the following NCC documents:

- Kettering Pooled Developer Contributions – Note for Local Planning Authorities and Developers
- Wellingborough Pooled Developer Contributions – Note for Local Planning Authorities and Developers

- Corby Pooled Developer Contributions – Note for Local Planning Authorities and Developers

7.4 Potential reductions to the PDC may apply to affordable housing, for example, as such schemes can generate fewer car trips than full market housing. A discount of up to 25% off the PDC figure may be considered and should be discussed and agreed with NCC. Other discounts may also be considered by NCC where a developer undertakes work required in the scheme list or undertakes agreed comparable work.

7.5 In East Northamptonshire, due to the quantum of development identified and the corresponding level of works anticipated being smaller in scale to the planned growth elsewhere in North Northamptonshire, each application will be looked at individually with a Transport Assessment (TA) as required by NCC as Local Highway Authority. All developments must however, consider the cumulative transportation impacts of all planned growth sites within each Town/Village in their Transport Assessments.

7.6 Link to evidence base – Northamptonshire County Council Transport Planning

I/MDD = C	2010 figures			
	CBC	ENC	KBC	BCW
I = cost of transport required				
MDD = total number of equivalent Medium Density Dwellings				
c = contribution	£1,950	Via TAs	£3,741	£3,500

Highways Agency

8.1 It is well established in existing highways and planning policy that development which impacts on the Strategic Road Network (SRN) should contribute in a fair and equitable way to any improvements which may be required in order to maintain the safe and efficient operation of that network. At present such contributions are negotiated on a case by case basis, taking account of individual impacts and with reference to Circular 02/2007 'Planning and the Strategic Road Network' and Circular 05/2005 'Planning Obligations'.

8.2 The Highways Agency has recently completed a study of the A45(T) Northern Section, which forms part of the Strategic Road Network in North Northamptonshire. The study has utilised the North Northamptonshire Transport Model and has sought to define the improvements which would be required in the short, medium and long term in order to satisfactorily accommodate the forecast level of growth in this area. The findings of this study have confirmed that, in order to accommodate the forecast development, there will be a requirement for a number of highways improvements to this corridor.

8.3 The Highways Agency is also currently engaged in an ongoing assessment of the capacity of the A14 in Northamptonshire, to determine the likely impact of forecast growth on the overall operation of this corridor and to identify any capacity issues or constraints to development. Whilst some highways improvements are already scheduled to be implemented on the A14 during the period to 2021, it is recognised that further improvements are likely to be required.

8.4 In this context, the Highways Agency is currently devising a formula which would enable developer contributions from individual developments to be pooled and subsequently used in

the most appropriate and effective manner to deliver requisite highways improvements to the SRN and thereby facilitate strategic growth around the A45 and A14 corridors as a whole.

8.5 The developer contributions formula will reflect the overall quantum and location of development which is forecast for the period to 2021, and also the overall package of mitigation to the SRN which can reasonably be expected to be necessary to accommodate this. It will reflect the cost of this mitigation package and take account of any existing sources of committed funding (both public and private sector) to meet this cost. The contributions required from specific developments will reflect the type/scale of development intended, comparison trip rates variables and on actual proximity to the SRN.

8.6 The formula will be used as a starting point for negotiations with developers and will be applied flexibly in circumstances where site specific attributes justify this. As such, the formula will form an integral part of the Transport Assessment procedure, which should be submitted in accordance with the 'Guidance on Transport Assessment', published by the Department for Transport 2007.

8.7 It is anticipated that the precise formula will be embodied within this SPD in due course. The formula will be underpinned by a regular update provided by the Highways Agency to the local planning authorities and to developer interests setting out which highways schemes are deemed necessary, the estimate of costs, the assumptions in relation to site implementation and also the circumstances when discounting or phasing of payments might be appropriate.

8.8 In the interim period, contributions will be based on the Transport Assessment, associated trips and impacts on the Strategic Road Network.

8.9 Early consultation with the Highways Agency via the Local Planning Authority will ensure that an up to date position is gained. The evidence base when available will be added to the Joint Planning Units website.

Green Infrastructure - Biodiversity and Green Corridors

9.1 It is expected that development will contribute towards a range of GI aspects covering a sustainable movement network for people; a sustainable movement network for biodiversity; accessible green spaces; green spaces for biodiversity; and other cross cutting environmental and heritage assets.

9.2 The importance of delivering GI as part of a sustainable community is supported by wider benefits to health and well-being, flood and water management, soil and soil management, air and air quality, climate change and carbon capture. These will all benefit from contributions towards GI.

9.3 The Green Infrastructure Investment Plan (GI IP) highlights that the essential infrastructure to support growth focuses on:

- New and improved green spaces of all sizes to fill future gaps in the 'Access to Natural Green Space' targets – aligned to development and the GI corridors
- New habitat creation and linkage to ensure that development brings both a gain in biodiversity, and improves the robustness of our natural and semi-natural habitats in the face of urban growth, related population pressures and climate change
- New and improved rights of way, cycle way networks and use of river and railway line networks to support modal shift; improve access to the countryside and between settlements; and trigger a step change in the general level of exercise in the population.

9.4 The Green Infrastructure Investment Plan is under-pinned by the detailed work encompassed by the Northamptonshire Environmental Character and Green Infrastructure Suite. The Plan was drawn up by the River Nene Regional Park CiC after consultation with representatives of all four councils in North Northamptonshire, and the County Council; as well as representatives from the Environment Agency, Natural England, Forestry Commission, the Wildlife Trust, Rockingham Forest Trust and other local stakeholders. The Plan has also been available for public and stakeholder comment through the RNRP's website for 6 weeks during the Autumn 2009.

9.5 As the existing population will also use the assets that the GI contributions will help to deliver, it is only reasonable and fair to take a % of the projects costs from new development. The increase in population in North Northamptonshire due to planned growth is around 30%; therefore only 30% of the costs of GI have been sought under this standard charge.

9.6 In addition the North Northamptonshire Biodiversity SPD, currently in production, will provide further advice on the legislation and policy requirements that need to be adhered to and how biodiversity should be incorporated into the planning process.

9.7 Link to evidence base – Green Infrastructure Investment Plan for list of projects and background information

(a/100) x (30 /b) / 2.4 = c	2010 figures
a = Cost of the live and planned projects to 2021	£30,150,000
b = Expected development up to 2021	9,853
c = contribution per person	£382

Utilities

Flood Risk Management

10.1 For North Northamptonshire a methodology for collecting developer contributions towards drainage and flood risk management works and initiatives known as the 'Flood Risk Management Pooled Developer Contribution' (FRM PDC) approach has been developed by the Environment Agency and relevant LPA's in consultation with North Northamptonshire Joint Planning Unit (NNJPU).

10.2 The aim is to facilitate planned growth and windfall developments defined in the North Northamptonshire Core Spatial Strategy (CSS) in a suitable manner by providing strategic infrastructure at on-site or off-site locations. There is also a need to ensure suitable maintenance and operation of Sustainable Drainage Systems (SUDS) in the long term in North Northamptonshire.

10.3 The approach spreads the costs of implementing growth related flood risk management works, and their upkeep, in a fair and equitable manner. This accounts for the quantum of planned growth and windfall development in the CSS within each Borough. The North Northants Water Cycle Strategy (NNWCS) has identified drainage and flood risk management works which will help future development and its infrastructure to be more resilient to climate change and the extreme weather that is forecast to become more frequent. Strategic drainage infrastructure will also benefit from economies of cost and operation, especially for previously developed sites which have less on-site options.

10.4 In addition to infrastructure capacity identified, the list of schemes required to facilitate growth also includes adding capacity to drainage systems, the use of SUDS in place of hard engineered systems, operation controls, maintenance facilities including the option of a SUDS Trust, demand management, and diverting existing surface water from combined sewers to separate systems to free up capacity in existing systems necessary for new development. Site specific measures required to drain or protect land from flooding are additional to the contribution sum.

10.5 The contribution is based on the number of residential units but can also be calculated for other uses based on site area. This can be factored up or down depending on the impermeable area of on-site infiltration or SUDS. The contribution figure can change over time as development quanta differ, impermeable areas change and scheme costs are updated. To calculate the PDC figure for all developments in the Boroughs of Corby and Kettering and for further information on the PDC approach, please refer to the following documents:

- North Northants Detailed Water Cycle Strategy (2009)
- North Northants Flood Risk Management Study (2007)
- Corby Water Cycle Strategy (2007, with 2010 update)
- Kettering Town Centre Strategic Flood Risk Assessment (2010)
- Expected surface water management plan.

10.6 Further work will be carried out in Kettering, Wellingborough and East Northamptonshire to assess the strategic schemes that are required and for updated strategic flood risk assessments and Surface Water Management Plans to take place. This will result in a contribution figure for Wellingborough, East Northamptonshire and Kettering (a separate figure will be used for the Town Centre and Slade Brook) based on evidence. An update to the Corby Water Cycle Strategy is expected to refine the contribution for Corby. Further discussion with the Environment Agency, Lead Local Flood Authority and local planning authorities will be needed to inform the sum and terms for agreements.

10.7 Potential reductions to the contribution may apply to sites where strategic provision is made on site in accordance with an appropriate water cycle strategy and flood risk assessment. Other discounts may also be considered where a developer undertakes work required in the scheme list or undertakes agreed comparable work. All development in North Northants will need to make provision for long term maintenance and operation. This will be charged on the basis of number of residential units and total impermeable area for non-residential uses.

10.8 Further work will be incorporated when detailed changes related to The Flooding and Water Bill come forward. This adds further clarity on responsibilities for Drainage and Flood risk management and will result in further evidence for contributions being sought for both provision and management of flooding and drainage infrastructure.

Waste Management – Household Waste and Recycling Centres

10.9 Waste management will need to take place for all new large development via a waste management audit, with advice from the Waste Management Strategy and the County Minerals and Waste team. This primarily looks at reducing waste production from site and the provision of onsite facilities.

Education

11.1 Education contributions are used to provide additional school places and in some cases, new schools. The first step is to calculate the number of pupils that the proposed development is expected to generate. This is based on a standard formula derived from the Pupil Generation Survey carried out by the County Council. Then an assessment is made of the local situation, particularly with regard to the rolls and capacities of schools within the vicinity of the site. If there are sufficient surplus places to accommodate the number of pupils expected from the development, then the county council would not normally seek a contribution. On the other hand, if there is insufficient capacity in local schools, then a contribution will be sought. The contribution is based on the latest cost multipliers advised by the Department for Children, Schools and Families (DCSF).

11.2 Education contributions will not be sought from

- One bedroom dwellings or flats;
- Sheltered or elderly persons housing;
- Student accommodation; or
- Other specialist housing where it can be demonstrated that the accommodation will not be occupied by children.

11.3 Bigger developments may trigger the need for new schools. In this case, the county council would seek the cost of the new school and the site free of charge, with no further contributions required. Developers may opt to build the schools themselves. This is acceptable providing that safeguards ensuring that the schools are built to the required standards are contained in the planning obligation.

11.4 Where there is not the possibility of providing secondary school places within a reasonable walking distance for the new development or via a safe route, an additional contribution will be required for the cost of school transport.

11.5 Link to evidence base – Northamptonshire County Council Schools Organisation Plan

(a / b) x number of units of each size = c
a = cost of place adjusted for Northamptonshire
b = number of units to generate 1 pupil
c = contribution per unit

2010 figures	2 bed	3 bed	4 bed	5 bed
Early Years	£145.99	£996.92	£2,228.20	£2,273.43
Primary	£509	£3,490	£7,798	£7,949
Secondary	£432	£2,415	£4,548	£8,053
Sixth form	£154	£340	£461	£1,775
Special Education Needs	£2	£13	£28	£36

a - Cost of a place (Current DCSF multipliers)	
Early Years	**£12,322**
Primary	**£12,322**
Secondary	**£18,603**
Sixth form	**£19,969**
Special Education Needs	**£31**

b - Units to generate one pupil				
	2 bed	3 bed	4 bed	5 bed
Early Years	**84.4**	**12.36**	**5.53**	**5.42**
Primary	**24.19**	**3.53**	**1.58**	**1.55**
Secondary	**43**	**7.70**	**4.09**	**2.31**
Sixth form	**129**	**58.57**	**43.26**	**11.25**
Special Education Needs	**13.82**	**2.32**	**1.11**	**0.86**

Health and Social Care

NHS

12.1 The effect of increasing population growth is felt by the health economy in different ways, simplistically an increase of 1,800 people will require an additional General Practitioner and an increase of 400,000 would require a new district general hospital. However population change does not happen in such neat increments and a small development of even 50 dwellings in a small market town could trigger the need for an extension to an existing surgery. The Health Service in North Northamptonshire needs to take into account the following:

- The majority of healthcare (80%) is delivered locally by General Practitioners, Dentists, Opticians and Pharmacies supported by locality based teams of Health Visitors, District Nurses and Midwives;
- In the North of the County, Community Hospitals and Clinics allow the District General Hospital to deliver outreach services close to the largest concentrations of population;
- The District General Hospital and the main mental health care facility for the north of the county are based in Kettering; and
- All these services are linked by East Midlands Ambulance Trust.

12.2 NHS Northamptonshire is currently working with all 81 practices in the county to prepare a 'locality plan' of proposed services which can be undertaken in the primary care setting rather than the acute hospitals. These proposals may have a considerable effect on the number type and equipment required in a Primary Medical Centre. NHS Northamptonshire envisages that in future new surgeries should be suitable for up to 10 general practitioners supported by diagnostics, specialist nursing teams and outreach outpatients from the local district hospital.

12.3 The capital funding required for such facilities is high and NHS Northamptonshire will be looking for contributions from development.

12.4 NHS Northamptonshire anticipates 20% of the funds will be used by the District General Hospitals and the Mental Health and Ambulance Trusts.

(A / B) = C+ 20% = D	2010 figures
A = capital cost of 10GP integrated care centre	£5,499,975
B = number of patients for 10 GPs	18,000
C = primary care contribution	£305
+20% = the uplift for the capital secondary care element	£61
D = total capital health care contribution per person	£366

Social Care

12.5 It is the preference of the County Council for developers to address social care services in the design of their development, through the following means:

- The level of Lifetimes Homes standards.
- The integration of assistive technology within homes and the community.
- Through the provision of social housing models of extra care and adapted accommodation with care support for people with disabilities.

12.6 Developers should work with the County Council to identify individuals or groups and how the living environments can be created that enable these people to live in the community, rather than needing residential care. The County Council will seek to work with developers to ensure adequate design and facilities are included in new developments that will mitigate the impact on Adult social care in the county. If it is clear that a development has not taken account of social care within its application the County Council will look to include costs for Adult Social Care provision within the S106 agreement relating to that development.

Children's Social Care

12.7 Children's social care will be sought from new development as this will have a more direct impact on this element of social care that cannot be mitigated through site design and facilities. The contribution towards Children's Social care covers mainstream residential, disability residential and specialist daycare. This is calculated just on the number of children per dwelling.

a x b = c
a = capital cost per head of the total child population for children's social care
b = total number of children per household generated from the development
c = contribution per dwelling

2010 figures	**2**	**3**	**4**	**5**
Contribution per dwelling	**£21**	**£94**	**£165**	**£208**

Number of bedrooms	2	3	4	5
Children per dwelling	0.16	0.71	1.25	1.57

Emergency Services

Police

13.1 Northamptonshire Police has adopted a population based model to address the impacts of growth on service provision. This equates the increase in population within the area to the need for growth related capacity and therefore contributions can be sought towards the capital cost of locating these facilities to best address the growth agenda.

13.2 The contribution includes requirements for new neighbourhood based facilities for Safer Community Teams, the one-off fitting out costs of new facilities, and the cost of providing custody facilities. Northamptonshire Police is willing to reduce the requirement for the custody contributions when dwellings are built to Secured by Design standards. This reduction is on the basis of less crime occurring as a result of the design of the development. This would need to be negotiated on a case by case basis where the design of development facilitates the reduction in crime.

(a x b x c / 1,000) + (d x a / 1,000) = e	2010 figures
a = staff per 1,000 population	4.20
b = accommodation per staff sqm	12.42
c = accommodation cost per sqm	£2,642
d = staff set up capital costs	£8,262
e = contribution per person	£173

Fire

13.3 Northamptonshire Fire and Rescue Service (NFRS) adopts a tariff based approach to financial contributions from developers to address the impact of growth on Service provision. The funding formula is based upon population growth and applies to both residential and commercial development.

13.4 Contributions received will provide capital funding to enable the fire and rescue service to maintain its operational standards of response. Each fire station covers an average of 12,476 dwellings, therefore for each additional 12,476 dwellings an additional fully equipped fire station is required. NFRS strongly advocate the installation of fire suppression systems in all commercial buildings and in high risk residential accommodation. Where developers are prepared to install these systems, NFRS would negotiate on the tariff to reflect the reduction in community risk.

13.5 Residential Development

(FS + FA x AF) / DP = c	2010 figures
FS – is the cost to build a new fire station	£2,000,000
FA – is the cost of new fire appliances and equipment	£300,000
AF – is the activity factor	51%
DP – is the average number of domestic properties	12,802
c = contribution per dwelling	£91.62 per dwelling

13.6 Non Residential Development

(FS + FA x AF) / NDP / PF = c	2010 figures
FS = is the cost to build a new fire station	£2,000,000
FA = is the cost of new fire appliances and equipment	£300,000
AF = is the activity factor	49%
NDP = is the average number of non domestic properties	875
PF = is the average property floorspace	968 sq m
C = contribution per sq m	£133 per 100m2

13.7 All new developments require the installation of fire hydrants. Whilst each development requires a risk based assessment for hydrant provision, on average, one fire hydrant is required for every 50 properties. The cost to install a fire hydrant is currently £766, which equates to a cost of £15.32 per residential dwelling or £14 per 100 sq m of commercial building.

13.8 Whilst the capital contribution for hydrants can be secured through a planning obligation, it is the preference of NFRS that fire hydrants should be designed into the development at the master-plan stage and enforced through a planning condition.

Culture

14.1 A comprehensive mapping profile of the cultural facilities in North Northamptonshire has been completed; this has contextualised the role of culture and identified core assets and points to gaps in provision. The opportunity exists to develop a mix of cultural assets and opportunities that play on the strengths of each town and the rural areas that surround them. The Cultural Investment Plan outlines a set of strategic needs for incorporating culture into North Northamptonshire.

14.2 Currently there is a deficit in almost all types of built cultural infrastructure; the exception is theatre and performance space. The greatest deficit is in gallery and exhibition spaces. In addition there is only one main stream cinema and much of the community spaces are not fit for purpose. Libraries, museum and archive provision is falling with some needing extensions or replacing.

14.3 In order to achieve a mix of cultural assets, a range of standard charges have been calculated to contribute towards facilities. These are based on the Cultural Planning Toolkit, produced by Arts Council England (ACE) and Museums, Libraries and Archives (MLA). North Northamptonshire charges have been developed for Museums, arts venues, libraries, archives and public art.

14.4 The evidence base can be found in:

- North Northamptonshire Cultural Investment Plan mapping overview
- North Northamptonshire Investment Plan
- North Northamptonshire - Towards a standard charge for cultural infrastructure

Libraries

14.5 Local authorities have a statutory duty to provide a comprehensive and efficient library services to people who live, work or study in their locality. The County Council has developed a Library Strategy and Action Plan to 2021, which examines the improvements required across all library provision in the county to support the delivery of growth; this document is likely to be approved during 2010 and will provide further guidance on local needs. The current standard is taken from the National Library Tariff formula and is 30 sq m of new space per 1,000 population.

a x b = c	2010 figures
a = cost of library per m sq in Northamptonshire	£2,926
b = square metres per person	0.03 m sq
c = contribution per person	£88 pp

14.6 In some instances all that will be required is the fit out costs of a library, for example where a library has been delivered by a developer or an expansion of facilities is required.

a x b = c	2010 figures
a = cost of library fit out	£1,268
b = square metres per person	0.03 m sq
c = contribution per person	£38.04 pp

Archives

14.7 Local authorities are required to make proper arrangements for documents and records in accordance with the Local Government Act (1972) and the Public Records Act (1958). Archives are an expanding resource with communities increasingly using them to provide information on family and local history and to develop community identity. The Archives service will be establishing a service plan to highlight the impact of growth on the service and identify where new or expanded services are required to support the growth. The current standard is 6 sq m of new or refurbished space per 1,000 population.

a x b = c	2010 figures
a = cost of archives per m sq in Northamptonshire	£3,528
b = square metres per person	0.006m sq
c = contribution per person	£21 pp

Museums and Heritage Centres

14.8 Museums play a key role as heritage centres in North Northamptonshire; creating a strong sense of place for existing and new communities, as centres of learning, as visitor attractions and community spaces. The small scale of many of the existing museums and heritage centres means there is likely to be a deficit in provision as the population expands. The standard for museum space is 30sq m per 1,000 population; due to the range of construction and fit out costs for museums two different standards have been applied, one for regional and the other for local museums and heritage centres.

14.9 Regional

a x b = c	2010 figures
a = square metres per person	0.03 m sq
b = fit out and construction per m sq	£2,500 per m sq
c = contribution per person	£75pp

14.10 Local

a x b = c	2010 figures
a = cost of project to be funded through development contributions	0.03 m sq
b = fit out and construction per m sq	£1,600 per m sq
c = contribution per person	£48pp

Arts Venues

14.11 Art spaces may be stand alone facilities or part of educational establishments, civic complexes or local community facilities: there is clear link with these types of facilities and co-locating with other services.

14.12 Arts spaces comprise of three different types

- Type 1 – galleries housing permanent collections and temporary exhibits
- Type 2 – multi-use arts venues and theatres
- Type 3 – Production, rehearsal and education space for arts

14.13 The recommended standard is 45 m sq per 1,000 population, for North Northamptonshire this is divided into

- Type 1 – 30 m sq
- Type 2 – 5 m sq
- Type 3 – 10 m sq

14.14 The high proportion for galleries is due to the current deficit and lack of provision to meet the projected growth.

14.15 Type 1 – galleries housing permanent collections and temporary exhibits

a x b = c	2010 figures
a = cost of facilities	£3,400 per m sq
b = square metres per person	0.03 m sq
c = contribution per person	£102

14.16 Type 2 – multi-use arts venues and theatres

a x b = c	2010 figures
a = cost of facilities	£3,700 per m sq
b = square metres per person	0.005 m sq
c = contribution per person	£18.5

14.17 Type 3 – Production, rehearsal and education space for arts

a x b = c	2010 figures
a = cost of facilities	£2,280 per m sq
b = square metres per person	0.01 m sq
c = contribution per person	£23

Environmental Improvements and Public Art

14.18 Environmental improvements will be focussed on the town centres and the neighbourhood centres or within new development. A commuted sum to cover 20 years maintenance of public realm items will be sought. The current charge per person in new dwellings is:

	2010 figures
Cost from each person	£82

Sport

15.1 The North Northamptonshire Strategic Sports Facilities Framework, completed January 2010, has produced a set of sports facilities priorities for the area up to 2026. The framework assesses demand, future population growth and an increase in participation for the 9 key sports in North Northamptonshire. The links between sport and the healthy living agenda are made along with references to various national sport strategies.

15.2 In order to successfully provide the facilities required each facility type has been assessed to provide a recommended provision per 1,000 population, this in turn has resulted in a cost per person for each facility type based on the requirements for North Northamptonshire.

15.3 Some of the provision will be included as dual use at new schools or as extensions, when this is the case the contributions should still be sought, but negotiation on the level of contribution will take place in conjunction with the local education authority or the school provider via the local planning authority. The dual use will need to be confirmed to allow this to take place.

15.4 In relation to local sport requirements, the local authorities sports playing pitch strategy or equivalent should be used, and early pre application discussions with the local authorities a necessity.

- *Evidence base: North Northamptonshire Strategic Sports Facilities Framework, Jan 2010*
- *Sport England Planning Kitbag, sport facility costs, 2nd quarter 2009*

Sports Hall

15.5 The standard provision for sports halls is 0.37 badminton courts per 1,000 population.

a x b = c	2010 figures
a = cost per badminton court	£680,000
b = badminton court per person	0.00037
c = contribution per person	£252

Swimming Pool

15.6 The standard provision for swimming pools is 13 meters squared per 1,000 population.

a x b = c	2010 figures
a = cost per sq m	£10,476
b = swimming sq m per person	0.013
c = contribution per person	£136

Synthetic Turf Pitch

15.7 The standard provision for synthetic turf pitches is 0.04 full size pitches per 1,000 population, based on the costs for a rubber crumb base

a x b = c	2010 figures
a = cost per synthetic turf pitch	£750,000
b = synthetic turf pitch court per person	0.00004
c = contribution per person	£30

Indoor Bowls (by rink)

15.8 The standard provision for indoor bowls is 0.06 rinks per 1,000 population.

a x b = c	2010 figures
a = cost per indoor bowl rink	£266,666
b = indoor bowl rink per person	0.00006
c = contribution per person	£16

Indoor Tennis (by court)

15.9 The standard provision for indoor tennis is 0.02 tennis courts per 1,000 population.

a x b = c	2010 figures
a = cost per court	£586,666
b = court per person	0.00002
c = contribution per person	£12

Health and Fitness (by station)

15.10 The standard provision for health and fitness is 2.85 stations per 1,000 population.

a x b = c	2010 figures
a = cost per station	£17,000
b = station per person	0.00285
c = contribution per person	£49.50

Other sport facilities

15.11 This includes athletics training facility, closed road cycle track and gymnastics centre, where one of each is required in the North Northamptonshire area. To date none of these facilities have been identified within a plan or at a location. When these have been identified the following charges will be applicable, to all development in North Northamptonshire as the facility will provide for the whole area.

15.12 Athletics training facility

a x b = c	2010 figures
a = cost per facility	£450,000
b = facility per person	0.0000023
c = contribution per person	£1

15.13 Closed road cycle track

a x b = c	2010 figures
a = cost per facility	£600,000
b = facility per person	0.0000023
c = contribution per person	£1.50

15.4 Gymnastic centre

a x b = c	2010 figures
a = cost per facility	£1,400,000
b = facility per person	0.0000023
c = contribution per person	£3.50

Delivering Sustainable Places

16.1 In addition to the infrastructure categories identified within the charging schedules, there are a variety of initiatives that will help to integrate new and existing communities. These will help to ensure that development delivers wider benefits and can therefore be seen as a key aspect of a 'localism' agenda. They include:

- ***Community Development*** - dedicated staff and accommodation to help integrate new development with the existing area, assist with the 'settling in' process for new residents, support community through activities and networking and involve residents in participating in decision making in their area.
- ***Training initiatives*** – such as the 'Construction Futures' apprenticeship scheme that links local employment and skills training directly to building projects. The developer agrees to undertake on-site training in conjunction with the local college which provides the classroom element. It allows developers to demonstrate how they are looking to maximise social and community benefits.
- ***Considerate Construction Scheme*** – an initiative that commits contractors and construction companies to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. This demonstrates a developer's commitment to the local area and protecting the quality of life for existing residents.

16.2 Developers will be encouraged to support such measures and, depending on the scale and nature of a development, contributions may be negotiated by the local planning authority.

16.3 The delivery of sustainable communities will depend on North Northamptonshire continuing to attract investment. Developers and landowners will be encouraged to contribute towards joint marketing initiatives to ensure that the area's benefits are clear to investors, business and residents.

Delivery Framework

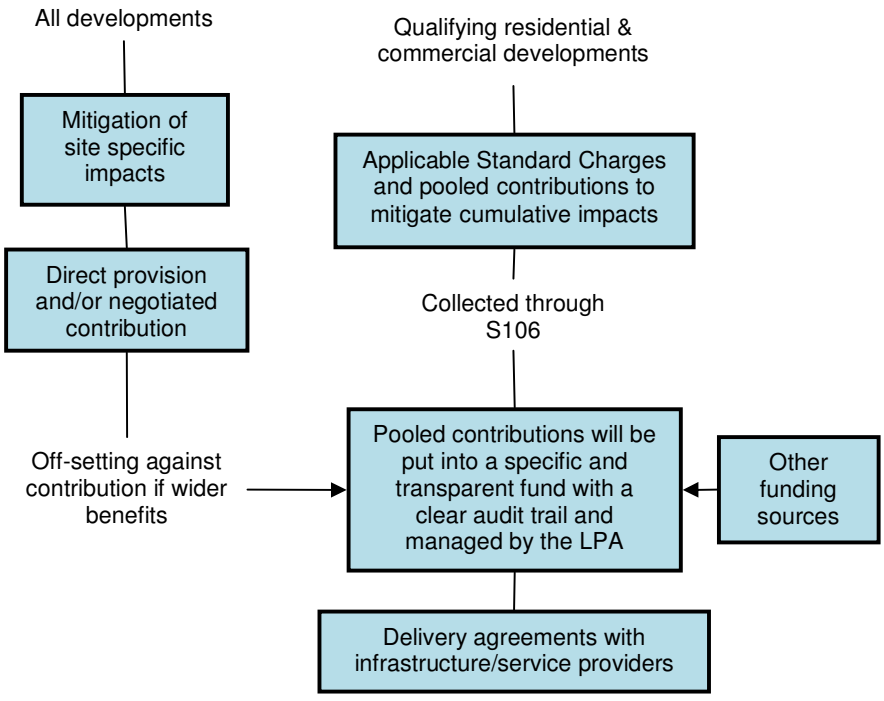
17.1 This section sets out the delivery framework for the application of development contributions including the collection, financial management and use of funds.

17.2 Developers are advised to enter into discussions about planning obligation requirements as soon as possible, prior to an application being submitted. This will be with a development control case officer who may draw on advice from other service areas at the local planning authority and from the JPU as well as wider stakeholders and service providers.

17.3 Site specific impacts will be considered on a site by site basis and suitable infrastructure contributions secured through planning conditions or legal agreements. In addition, qualifying developments will make pooled contributions through standard charges as set out in this SPD. The local validation requirements for planning applications include the submission of draft heads of terms for a section 106 legal agreement. A template with model clauses will be provided in due course, in order to ensure that the process is straightforward and timely.

17.4 The standard charges set out in this SPD are fairly and reasonably related to the scale of development planned in North Northamptonshire and will provide greater consistency and transparency to negotiations on planning obligations. Where a development can afford the relevant standard charges, and is otherwise acceptable on its planning merits, determination of the application should be straightforward. However where a development cannot afford all the relevant standard charges it will be necessary, through negotiation, to determine whether available contributions can be prioritised and aligned with other funding sources so as to make the proposed development acceptable in planning terms. Developments will not be permitted where they cannot make provision for the necessary infrastructure.

17.5 Development contributions in North Northamptonshire



17.6 The Local Planning Authorities (district and borough councils) will collect and hold development contributions (site specific and standard charges). They will report in the Joint Annual Monitoring Report how much money has been received and how it has been spent. Accounting procedures will ensure that funds are managed transparently allowing contributions to be traced

Delivery agreements

17.7 Development Contributions will cover only part of the total cost of the infrastructure needed to accommodate growth. By working with delivery partners it will assist in linking up other sources of investment including public sector funding. This requires a degree of certainty over the availability of development contributions.

17.8 Delivery agreements will be prepared between the local planning authorities (as bankers for development contributions) and infrastructure and service providers. These agreements are not legally binding but will provide a clear statement of intent and commitment from the parties concerned to facilitate the necessary infrastructure provision to an agreed timescale.

17.9 Where delivery agreements are in place with infrastructure providers such as the County Council, development contributions will be passed directly to them at agreed trigger points. This will enable providers to forward fund infrastructure and to secure other sources of funding, with a degree of certainty over future income from development contributions. The necessary monitoring of delivery agreements will need to be established for reporting contributions to the wider public.

Outline Applications

17.10 When dealing with outline planning applications, where all or some of the details of the proposal are reserved for a subsequent application, it will be necessary to frame the planning obligations to ensure that payment towards the provision of services, facilities or infrastructure will be required and assessed on the basis of subsequent details. The indicator level for contributions will be based on a 3 bedroom dwelling. Where precise levels of development require subsequent approval, the obligation will include clauses allowing for a proportionate increase in the scale of contributions sought.

17.11 To take into account the potential increase in costs of infrastructure provision throughout the lifetime of a planning permission, the level of contributions will be adjusted and modified in line with an index of inflation. Government guidance for indexing planning contributions is to use the BERR Construction Price and Cost Indices Online.

Payment of contributions

17.12 Payment of contributions will be in line with the triggers in the s106. Where changes to the charging schedule occur through the monitoring processes and indexation, the relevant schedule will be the one in place at the time a planning application is approved.

Repayment of unspent contributions

17.13 Delivering infrastructure is dependent on the programmes of service providers and the availability of other funding sources. It is therefore possible that delivery dates for infrastructure may change from those envisaged when developments are approved. The CSS period to 2021 will be the timeframe for spending of contributions through standard

charges, as they are linked to the needs arising from the delivery of growth through implementation of the CSS. This will be subject to reconsideration to reflect the review of the CSS and its roll forward to 2031. If money has not been spent by the end of the relevant contribution period, provision will be made to refund it, along with any interest accrued.

Viability

17.14 There is a presumption that if the development requires contributions towards a range of infrastructure then this will be provided and the contribution formulae will apply. The Local Planning authorities recognise development viability issues and will seek to draw in and co-ordinate funding from other sources to deliver infrastructure programmes.

17.15 Where applicants wish to seek to negotiate lower amounts to reflect direct provision of additional infrastructure, or there are difficulties with the viability of the proposal, the Local Planning Authorities will expect applicants to submit a statement of their proposed obligations, providing justification for this. If required, due to viability reasons, a full development appraisal on an open book basis will be required to substantiate the position. Financial information shared through an open book appraisal will be commercially sensitive and therefore planning authorities will enter into appropriate confidentiality agreements with promoters of development proposals. If an independent valuation is required, the costs will be borne by the developer.

17.16 Whilst there may be scope to reduce some standard charges or adjust payment schedules to make an otherwise acceptable development viable, schemes that cannot afford to contribute towards necessary infrastructure may need to wait until development values improve, land values can be renegotiated or alternative funding sources lined up. With regard to 'Option to Purchase agreements', providing fixed terms to a landowner post the grant of planning permission, the LPA would expect the Option Agreement to be renegotiated with the landowner if policy requirements could not be met.

17.18 Developments that come forward for planning permission in the current (2010) recession are unlikely to be implemented until the market improves. It is therefore necessary to take a view on the potential for them to contribute over the build-out period once the market recovers. For developments that will be complete within 5 years this can be estimated through a cashflow appraisal, enabling contributions and triggers to be agreed in the s106 agreements. Where development will take a significant time to complete (5 years plus), there is a prospect that the viability assumptions justifying the current level of discount may no longer apply. Indications are that the financial climate will improve in the medium term. In such cases, an initial package of contributions will be agreed and the Council will apply clauses relating to deferred contributions, which will seek to recover all or part of the discount over the life of the development. Any recaptured discount will be limited to the amount of the full cost of the infrastructure applicable at the time the Section 106 planning agreement was signed. Where appropriate, Grampian planning conditions may be used to prevent later phases of a development from proceeding until the necessary infrastructure is in place.

17.19 Based on the independent viability findings a discount may be applied, where it can be shown that the infrastructure requirements will be met by other means (e.g. grants for affordable housing, government funding or mainstream service provider infrastructure funding). This retains a degree of flexibility in applying the contributions where affordability based on development viability is clearly demonstrated, without compromising the planning necessity for identified infrastructure. If the assessment reveals to the satisfaction of the LPA that a scheme would be unviable then an assessment should be made as to whether the scheme would still be acceptable in planning terms with a reduced level of contributions where other funding sources cannot be found.

17.20 If requested by the LPA, a third party advisor could be appointed. With knowledge of the infrastructure planning work it will aid with the certainty that the infrastructure will be provided and the funding for this is secured through other measures, if necessary; and to consider the impact of the deferment of contributions in delivering sustainable development.

Monitoring, Management and Review

18.1 Once development has commenced it is important that the requirements of the s106 agreement are complied with and that contributions are provided on time. Payment will be on commencement of the development unless an alternative phased approach has been agreed.

18.2 The LPAs will monitor and track compliance with each provision contained in a legal agreement as a development proceeds. The Councils will publish annually, in the joint AMR, the schedule of monies received/or committed and the progress towards securing the related infrastructure projects. This process will also aid with aligning other funding sources to deliver projects that require match funding and coordination of funding for strategic infrastructure.

18.3 In order to provide the necessary transparency the Councils will levy an administration charge on each legal agreement equivalent to 5% of the value of the application. This would also enable the local authorities to ensure that the contributions are collected, allocated and spent by the providers and provide information for an annual report. It would assist in the collation of the data required for monitoring purposes. The contribution would also enable the completion of legal agreements, both at local and county level, and monitoring of these and the obligations contained within them.

18.4 Drafting of planning agreements will be undertaken by the LPAs legal advisors, and applicants will be required to pay the LPAs costs for this work. Developers should provide, with the planning application, evidence of title to the land and an undertaking to pay the Councils reasonable legal costs whether or not the matter proceeds to conclusion.

Review

18.5 The North Northamptonshire Joint Planning Unit will keep under review the processes and procedures outlined within this SPD. The monitoring of the policy mechanisms will be undertaken through the Joint Annual Monitoring Report (AMR) with particular regard to CSS Policy 6 and other relevant policies of the adopted CSS.

18.6 The standard charge rates will be reviewed yearly, through the Annual Monitoring Report, to take account of revised information from infrastructure providers, updated schedules will be maintained on the JPU website www.nnjpu.org.uk (or available on request).

18.7 It is the intention to carry out a full review of this SPD after the first two years of operation, or sooner if required to ensure that changes in legislation, Government guidance or the evidence base are incorporated and that the relevant and current financial indices are included. Charges for monitoring and handling legal obligations will also be updated every two years.

APPENDICES

Appendix 1 – Policy 6 of the Adopted Core Spatial Strategy

Policy 6: Infrastructure Delivery and Developer Contributions

New development will be supported by the timely delivery of infrastructure, services and facilities necessary to provide balanced, more self-sufficient communities and to secure a modal shift away from car use and road freight haulage.

Progress on the delivery of strategic infrastructure will be monitored. Planning permission will be granted for development in accordance with phasing in the Core Spatial Strategy, subject to solutions to infrastructure constraints being resolved, or by interim measures or phasing conditions where appropriate. Development will be phased in relation to the delivery of infrastructure and/or performance against targets to reduce demands on infrastructure.

Developers will either make direct provision or will contribute towards the provision of local and strategic infrastructure required by the development either alone or cumulatively with other developments. These contributions will be negotiated between the developer and the local planning authority based on the Supplementary Planning Document for North Northamptonshire. For residential development, unless otherwise agreed, local infrastructure contributions will take the form of a standard charge per dwelling. In addition, unless otherwise agreed, a standard charge towards strategic infrastructure provision will apply to residential development, other than small scale 'rural exceptions' sites. The level and timing of this strategic infrastructure charge will vary dependent on the location, scale and financial viability of the development.

Appendix 2 - People Generation Figures

The following table is based on research carried out by Northamptonshire County Council on people generation figures for new build housing. The following figures will be used, along with each infrastructure formulae, to calculate the contributions required from each dwelling.

Number of bedrooms	1	2	3	4	5
People per dwelling	1.32	1.76	2.60	3.30	3.7

Appendix 3 - Charging Schedules

Corby – Jan 2010							
Infrastructure Category			Bedrooms				
			1 (1.32)	**2 (1.76)**	**3 (2.60)**	**4 (3.30)**	**5 (3.7)**
	Per person	**Corby specific**					
Community centres	£177		233.64	311.52	460.2	584.1	654.9
Play space	£203	Urban	267.96	357.28	527.8	669.9	751.1
	£125	Rural	165	220	325	412.5	462.5
Corby Rail walk and bridge	£157.14		207.42	276.56	408.56	518.56	581.41
NCC highways	£1,950		1,950	1,950	1,950	1,950	1,950
North Northamptonshire wide							
Green Infrastructure	£382		504.24	672.32	993.2	1,260.6	1,413.4
Education		Early years	-	145.99	996.92	2,228.20	2,273.43
		Primary	-	509	3,490	7,798	7,949
		Secondary	-	432	2,415	4,548	8,053
		Sixth form	-	154	340	461	1,775
		Special education needs	-	2	13	28	36
Health	£366		483.12	644.16	951.6	1,207.8	1,354.2
Children's social care	-		-	21	94	165	207
Police	£173		228.36	304.48	449.8	570.9	640.1
Fire	£91.62	Residential	91.62	91.62	91.62	91.62	91.62
	Non residential		£133 per m2				
Libraries	£88		116.16	154.88	228.8	290.4	325.6
Archives	£21		27.72	36.96	54.6	69.3	77.7
Museums	£75	Regional	99	132	195	247.5	277.5
	£48	Local	63.36	84.48	124.8	158.4	177.6
Art Venues	£102	Gallery	134.64	179.52	265.2	336.6	377.4
	£18.5	Multi use venue	24.42	32.56	48.1	61.05	68.45
	£23	Production/ education	30.36	40.48	59.8	75.9	85.1
Public Art	£82		108.24	144.32	213.2	270.6	303.4
Sport							
Sports hall	£252		332.64	443.52	655.2	831.6	932.4
Swimming pool	£136		179.52	239.36	353.6	448.8	503.2
Synthetic turf pitch	£30		39.6	52.8	78	99	111
Indoor bowls	£16		21.12	28.16	41.6	52.8	59.2
Indoor tennis	£12		15.84	21.12	31.2	39.6	44.4
Health and fitness	£49		64.68	86.24	127.4	161.7	181.3
Other sport facilities	£5		6.6	8.8	13	16.5	18.5

East Northamptonshire – Jan 2010							
Infrastructure Category			Bedrooms				
			1 (1.32)	**2 (1.76)**	**3 (2.60)**	**4 (3.30)**	**5 (3.7)**
	Per person	**East Northamptonshire specific**					
Play space	£153.58	Urban	202.72	270.30	399.30	506.8	568.24
	£198.94	Rural	262.60	350.13	517.24	656.50	736.07
Waste collection and recycling	£20		£20	£20	£20	£20	£20
		North Northamptonshire wide					
Green Infrastructure	£382		504.24	672.32	993.2	1,260.6	1,413.4
Education		Early years	-	145.99	996.92	2,228.20	2,273.43
		Primary	-	509	3,490	7,798	7,949
		Secondary	-	432	2,415	4,548	8,053
		Sixth form	-	154	340	461	1,775
		Special education needs	-	2	13	28	36
Health	£366		483.12	644.16	951.6	1,207.8	1,354.2
Children's social care	-		-	21	94	165	207
Police	£173		228.36	304.48	449.8	570.9	640.1
Fire	£91.62	Residential	91.62	91.62	91.62	91.62	91.62
	Non residential		£133 per m2				
Libraries	£88		116.16	154.88	228.8	290.4	325.6
Archives	£21		27.72	36.96	54.6	69.3	77.7
Museums	£75	Regional	99	132	195	247.5	277.5
	£48	Local	63.36	84.48	124.8	158.4	177.6
Art Venues	£102	Gallery	134.64	179.52	265.2	336.6	377.4
	£18.5	Multi use venue	24.42	32.56	48.1	61.05	68.45
	£23	Production/ education	30.36	40.48	59.8	75.9	85.1
Public Art	£82		108.24	144.32	213.2	270.6	303.4
Sport							
Sports hall	£252		332.64	443.52	655.2	831.6	932.4
Swimming pool	£136		179.52	239.36	353.6	448.8	503.2
Synthetic turf pitch	£30		39.6	52.8	78	99	111
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Health and fitness	£49		64.68	86.24	127.4	161.7	181.3
Other sport facilities	£5		6.6	8.8	13	16.5	18.5

Kettering – Jan 2010							
Infrastructure Category			Bedrooms				
			1 (1.32)	**2 (1.76)**	**3 (2.60)**	**4 (3.30)**	**5 (3.7)**
	Per person	**Kettering specific**					
Allotments	See separate KBC SPD on Open Space						
Play space							
Kettering town centre Public Realm	£1,094.50 per unit		1,094.50	1,094.50	1,094.50	1,094.50	1,094.50
Smaller town public realm	See main text						
Community halls	See main text						
Desborough Leisure Centre	See main text						
Desborough bridge	£714.28		714.28	714.28	714.28	714.28	714.28
Desborough cemetery	£100 per unit		100	100	100	100	100
Waste collection and recycling	£75 per unit		75	75	75	75	75
NCC highways	£3,741		3,741	3,741	3,741	3,741	3,741
		North Northamptonshire wide					
Green Infrastructure	£382		504.24	672.32	993.2	1,260.6	1,413.4
Education		Early years	-	145.99	996.92	2,228.20	2,273.43
		Primary	-	509	3,490	7,798	7,949
		Secondary	-	432	2,415	4,548	8,053
		Sixth form	-	154	340	461	1,775
		Special education needs	-	2	13	28	36
Health	£366		483.12	644.16	951.6	1,207.8	1,354.2
Children's social care	-		-	21	94	165	207
Police	£173		228.36	304.48	449.8	570.9	640.1
Fire	£91.62	Residential	91.62	91.62	91.62	91.62	91.62
	Non residential		£133 per m2				
Libraries	£88		116.16	154.88	228.8	290.4	325.6
Archives	£21		27.72	36.96	54.6	69.3	77.7
Museums	£75	Regional	99	132	195	247.5	277.5
	£48	Local	63.36	84.48	124.8	158.4	177.6
Art Venues	£102	Gallery	134.64	179.52	265.2	336.6	377.4
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	£23	Production/ education	30.36	40.48	59.8	75.9	85.1
Public Art	£82		108.24	144.32	213.2	270.6	303.4
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Health and fitness	£49		64.68	86.24	127.4	161.7	181.3
Other sport facilities	£5		6.6	8.8	13	16.5	18.5

Wellingborough – Jan 2010							
Infrastructure Category			Bedrooms				
			1 (1.32)	**2 (1.76)**	**3 (2.60)**	**4 (3.30)**	**5 (3.7)**
	Per person	**Wellingborough specific**					
Community centres	£130		171.6	228.8	338	429	481
Allotments	£58	Urban	76.56	102.08	150.8	191.4	214.6
	£199	Rural	262.68	350.24	517.4	656.7	736.3
Play space	£184.6	Urban	243.67	324.89	479.96	609.18	683.02
	£147.56	Rural	194.78	259.70	383.65	486.94	545.97
Open space	£107		141.24	188.32	278.2	353.1	395.9
Cricket Pitch	£174		229.68	306.24	454.4	574.2	643.8
Football Pitch	£307		405.24	540.32	798.2	1,013.1	1,135.9
Rugby Pitch	£47.76		63.04	84.05	124.17	157.61	176.71
Waste collection and recycling	£77		77	77	77	77	77
Car parking in town centre			250	250	250	500	500
NCC highways	£3,500		3,500	3,500	3,500	3,500	3,500
		North Northamptonshire wide					
Green Infrastructure	£382		504.24	672.32	993.2	1,260.6	1,413.4
Education		Early years	-	145.99	996.92	2,228.20	2,273.43
		Primary	-	509	3,490	7,798	7,949
		Secondary	-	432	2,415	4,548	8,053
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Fire	£91.62	Residential	91.62	91.62	91.62	91.62	91.62
	Non residential		£133 per m2				
Libraries	£88		116.16	154.88	228.8	290.4	325.6
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Other sport facilities	£5		6.6	8.8	13	16.5	18.5