



Local Strategy  
Daventry Area  
West Northamptonshire Council  
Lodge Road  
Daventry  
NN11 4FP

Tel: 0300 126 3000  
Email: [REDACTED]  
Our ref: Kilsby NHP cons.  
Date: 10 March 2022

Dear Sir / Madam,

**RESPONSE TO THE REGULATION 16 CONSULTATION OF THE DRAFT KILSBY  
NEIGHBOURHOOD DEVELOPMENT PLAN 2022-2029**

**Introduction**

Thank you for your letter regarding the Regulation 16 consultation on the draft of the Kilsby Neighbourhood Development Plan 2022-2029 (the draft Plan). I am responding on behalf of West Northamptonshire Council Key Services (Education, Libraries, Digital Infrastructure), in relation to the proposals and policies set out in the draft Plan. Other service areas may respond separately.

This response follows the principal guidance in the adopted Planning Obligations Framework and Guidance Document "Creating Sustainable Communities – Jan 2015". This sets out the Council's approach to developer contributions including Section 106 planning obligations and sets out the level and type of contributions that would usually be expected to be provided by developers towards the cost of delivering infrastructure (provided by the Council) that is necessary to make development viable and sustainable. A copy of the document is available to download from the Council's website:

[www.northamptonshire.gov.uk/managinggrowth](http://www.northamptonshire.gov.uk/managinggrowth)

**General Comments**

The Plan builds on the housing allocations established through the adopted West Northamptonshire Joint Core Strategy (WNJCS) Local Plan (Part 1) which sets out the long-term vision and objectives for the whole of the area covered by Daventry, Northampton and South Northamptonshire for the plan period up to 2029, including strategic policies for steering and shaping development. It identifies specific locations for strategic new housing and employment and changes to transport infrastructure and other supporting community facilities, as well as defining areas where development will be limited. It also helps to ensure the co-ordination and delivery of other services and related strategies.

The adopted Settlements and Communities Local Plan (Part 2) (SCLP) for the Daventry area further confirmed that the rural housing need for Daventry District has already been met, and does not therefore make any further specific allocations for additional housing development in the rural area, beyond existing forecast completions. It is noted however that further allocations may be made through the Neighbourhood Plan process for the remainder of the SCLP plan period, to meet local needs for housing, employment and service provision.

Whilst the draft Plan does not make any specific site allocations for further residential development, it is recognised that growth will be needed to ensure that Kilsby remains vibrant and sustainable location, but states that this will need to be achieved through development of an appropriate scale, designed to meet the changing needs of the people of Kilsby and that can be easily absorbed into the existing community.

Objective 7 (Infrastructure) of the draft Plan establishes the need for developer contributions to be secured to support delivery of additional infrastructure required as a result of development. This approach is supported however it is recommended that Objective 7 be amended to specifically include other types of developer contributions (such as Section 106 obligations) in addition to CIL, in order to ensure the full impact of development can be mitigated.

### **Education**

Any new housing coming forward during the draft Plan period may place additional pressure on the demand for and availability of school places across Early Years, Primary, Secondary and Sixth Form ages. As such, developer contributions (such as section 106 planning obligations and CIL if applicable) may be required to support investment in new, enhanced and/or improved infrastructure in order to effectively mitigate the impact of new development and ensure that demand for services is met to support long term sustainability.

Such mitigations may include a requirement for planning obligations towards local education infrastructure in order to ensure there is sufficient capacity to accommodate pupil yields arising from new housing development alongside projected population growth figures arising from any increase in birth rates and inward migration.

The Development Management team will work with the relevant School, the Education Skills and Funding Agency, and other partners to ensure that suitable provision is available to accommodate all existing and potential future pupils in the area, and to secure Section 106 planning obligations and/or Community Infrastructure Levy contributions where appropriate to support this.

It should be noted that in some cases it may be necessary for the council to forward fund delivery of key infrastructure ahead of planned for development coming forward, for example in order to address the cumulative impact of development across a number of sites, or to respond to site specific opportunities as they arise. In these instances and where it can be demonstrated that future development will benefit from the early delivery of related infrastructure, then developer contributions will be required to retrospectively support its delivery.

## **Libraries**

The West Northamptonshire Council is the Library authority for the area. Where a new major development will generate additional need and library space requirement, the Library service requires contributions towards the costs of providing new, extended and/or improved library facilities to support the delivery of growth and to ensure that established national and local levels of service delivery can be maintained. This may include contributions towards community-managed libraries where applicable.

The Library service has adopted the National Library Tariff formula produced by the Museums Libraries and Archives Council (MLA). This includes:

- A minimum standard of 30 sq metres of new library space per 1,000 Population.
- A construction and initial equipment cost on a per sq metre basis (adjusted to reflect Northamptonshire building costs), based on BCIS building costs for public libraries.

Where there is a direct impact on infrastructure provision relating to new housing development, developer contributions towards Library facilities, services, buildings and equipment will be required through s106 planning obligations. The Council will work with developers, the local planning officers and the Library service to respond to site specific requirements as new planning applications come forward, and to identify opportunities for strategic infrastructure improvements to meet growing demand.

## **Superfast Broadband**

The vision for West and North Northamptonshire is to be at the leading edge of the global digital economy. To meet this challenge we've set an ambitious target of 40% full fibre connectivity by December 2023.

To deliver on this, it is essential that new developments (both housing and commercial) are served by high quality full fibre networks. Access to the speeds, 1 gbps or faster, delivered by this technology will bring a multitude of opportunities, savings and benefits. It also adds value to the development and is a major selling point for potential residents and occupiers.

In order for the commercial communications market to be able to deploy to these new build areas, measures must be introduced at the earliest opportunity. This will provide the required specification to enable full fibre connectivity for all new developments. To help developers, some fibre based broadband network providers such as Openreach and Virgin Media have dedicated online portals which provide assessment tools and technical help.

There are also a variety of other suppliers operating in the area such as: Gigaclear, CityFibre and Glide. Further details of each of these as well as others can be found at the below web address:

<http://www.superfastnorthamptonshire.net/how-we-are-delivering/Pages/telecoms-providers.aspx>

Early registration of development sites is key to making sure the people moving into your developments get a full fibre broadband service when they move in. More information can be found in the links below:

Openreach: <https://www.ournetwork.openreach.co.uk/property-development.aspx>  
Virgin Media: <http://www.virginmedia.com/lightning/network-expansion/property-developers>

It is advised that ducting works are carried out in co-operation with the installations of standard utility works. Any works carried out should be compliant with the Manual of Contract Documents for Highway Works - specifically Volume 1 Specification Series 500 Drainage and Ducts, and Volume 3 Highway Construction Details Section 1 – I Series Underground Cable Ducts. These documents can be found at:

<http://www.standardsforhighways.co.uk/ha/standards/mchw/index.htm>

For further information on the project please visit [www.superfastnorthamptonshire.net](http://www.superfastnorthamptonshire.net)

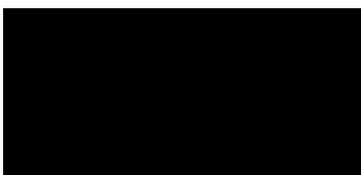
Email us at: [BigIdea.NCC@northnorthants.gov.uk](mailto:BigIdea.NCC@northnorthants.gov.uk)

In terms of other infrastructure requirements for which the Council has a statutory responsibility, such as Highways, developer contributions and planning obligation requirements for these would be handled directly by their respective areas within the Council. I would therefore suggest it may also be useful to liaise with these departments directly to ascertain any requirements over and above those mentioned here.

I hope that the above information is helpful; of course please be aware that the comments provided may be subject to change as a result of future updates to the adopted s106 Planning obligation framework, in line with any changes to local level and/or national planning policy or legislation.

Please do not hesitate to contact me should you have any queries or require any additional information or clarifications.

Sincerely,



**Storm Phillips**

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