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Council Offices  
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Northamptonshire  
NN14 4LZ

[REDACTED]  
Our ref:  
Date:

[REDACTED]  
Great Addington NHP cons.  
04 February 2025

Dear Sir / Madam,

**RESPONSE TO THE REGULATION 16 CONSULTATION OF THE DRAFT GREAT ADDINGTON NEIGHBOURHOOD DEVELOPMENT PLAN 2021-2041**

**Introduction**

Thank you for your letter regarding the Regulation 16 consultation on the draft of the Great Addington Neighbourhood Development Plan 2021-2041 (the draft Plan). This response is provided by the Development Management (S106) function of the North Northamptonshire Council on behalf of North Northamptonshire Council's Education, Libraries and Digital Infrastructure services, 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" (as amended). 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.northnorthants.gov.uk/growth-plans-and-policies/managing-growth](http://www.northnorthants.gov.uk/growth-plans-and-policies/managing-growth)

**General Comments**

It is noted that the Plan builds on the housing allocations established through the adopted North Northamptonshire Joint Core Strategy 2011-2031 which states that the scale of development in an individual village (excluding the four largest in the area) will be led by locally identified employment, housing, infrastructure and service requirements, and be dependent upon the form, character and setting of the village and its proximity to larger settlements.

One site has been proposed in The Plan to accommodate housing development within the village boundary with capacity to provide around 16 no. Dwellings. In addition to this, small development proposals on infill and redevelopment sites will be

considered and supported if they reflect the village requirements albeit likely to remain very limited.

The importance of Digital Infrastructure is detailed and this approach is supported.

## **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/or Community Infrastructure Levy contributions 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 provider, local schools, 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**

North 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.

## **Digital Infrastructure**

To help boost fibre broadband connectivity to new developments, the following informative is proposed for inclusion in any decision notice, should permission be granted in relation to this application:

The North Northamptonshire Joint Core Spatial Strategy 2011-2031 policy 10 (e), Provision of Infrastructure, encourages developers to provide for fast broadband to new buildings (including but not exclusive to housing, commercial, retail or leisure) by partnering with a telecommunications provider or providing on site infrastructure to enable the premises to be directly served – this should be gigabit capable and where possible, full fibre connectivity. This supports the government's Gigabit programme and local targets to see 95% full fibre and 99% gigabit coverage by the end of 2029. Developers should approach telecoms providers at the earliest opportunity to agree gigabit-ready infrastructure and connectivity plans. The network capability delivered by full fibre technology supports the fastest broadband speeds available, is considered future proof, and will bring opportunities, savings and benefits. It may also add value to the development and is a major selling point to attract potential homebuyers and occupiers, with many people now regarding fast broadband as one of the most important considerations.

Efficiencies can be secured if ducting works and other network infrastructure is planned early and carried out in co-operation with the installations of standard utility works. All works should be compliant with standards for highways:

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

Streetworks UK Guidelines on the Positioning and Colour Coding of Underground Utilities' Apparatus can be found here [National Joint Utilities Group \(streetworks.org.uk\)](http://www.streetworks.org.uk). Proposals should also be compliant with Part R, Schedule 1 of the Building Regulations 2010 and the Approved Document R which came into effect December 2022.

Some telecoms network providers have dedicated online portals providing advice for developers, including:

Openreach	<a href="http://openreach.co.uk">Developer Portal (openreach.co.uk)</a>
Virgin Media	<a href="http://www.virginmedia.com/lightning/network-expansion/property-developers">http://www.virginmedia.com/lightning/network-expansion/property-developers</a>
Gigaclear	<a href="mailto:networkbuildcare@gigaclear.com">networkbuildcare@gigaclear.com</a> (rural areas and some market towns)
OFNL (GTC)	<a href="http://www.ofnl.co.uk/developers">http://www.ofnl.co.uk/developers</a>
CityFibre	<a href="https://cityfibre.com/enquiries">https://cityfibre.com/enquiries</a>

Details of other fibre network providers operating locally can be found here  
<https://superfastnorthamptonshire.net/broadband-availability/telecoms-providers>

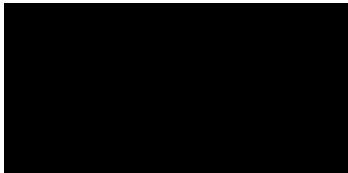
For help and advice on broadband connectivity in North Northamptonshire email the Superfast Northamptonshire team at [bigidea.ncc@northnorthants.gov.uk](mailto:bigidea.ncc@northnorthants.gov.uk)

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; please be aware that the comments provided may be subject to change as a result of future updates to the adopted S106 Planning Obligations 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,



Principal Project Officer - Developer Contributions  
North Northamptonshire Council  
[Redacted]