

**Accompanying Explanatory Note to the County Council's**  
**Creating Sustainable Communities – Planning Obligations and Framework**  
**Guidance**

- There are 8 local planning authorities in Northamptonshire. The Creating Sustainable Communities – Planning Obligations and Framework Guidance (“the Guidance”) has been produced to provide consistent guidelines on the types of obligations the County Council would seek. The Guidance should be regarded as a transparent guide to the County Council’s approach to development and provides developers and local planning authorities with information in advance of any planning application.
- The Guidance is not a Development Plan Document or a Supplementary Planning Document. It is intended as a technical document which will inform the County Council’s responses as a statutory consultee. By publishing such document on the County Council’s website the aim is for the County Council to be transparent and consistent with their approaches.
- The Guidance sets out the overall approach the County Council deems necessary for a development to mitigate its impact. However, it is not a “one size fits all approach”. The County Council will only request contributions that are triggered by the particular development they are being consulted upon. For example:-
  - A developer wants to build 300 dwellings in A Town. The local schools to the development have capacity to take all children anticipated to be brought to the area by the new houses. Therefore, an education contribution will not be requested for this development.
- The County Council will apply the Guidance on a site and scheme specific basis considering the local circumstances of the development.
- Negotiations with the developer will start from the basis of the position set out in the Guidance. The Guidance sets out the maximum contribution that will be sought from the developer. With individual circumstances the contribution requested may be less than shown in the Guidance.

- The County Council wishes to provide as much information on its approach to contributions and responses to planning applications as possible and will keep the Guidance up to date to ensure that the correct picture is always published.