

FUNCTIONS OF A GARDEN COMMUNITIES JOINT COMMITTEE

Terms of Reference

Overall scope

To provide democratic oversight and partner support for the delivery of the following urban extensions and associated infrastructure, which make up the North Northamptonshire Garden Communities programme:-

	Development	Number of homes
Consented	Kettering East	5,500
	Priors Hall, Corby	5,100
	Stanton Cross, Wellingborough	3,100
	Wellingborough North	3,000
	Total	16,700
Potential	Corby West	4,000
	Rushden East (East Northants)	2,500
	Weldon Park (near Corby)	1,000
	Rothwell North (Kettering Borough)	1,000
	Total	8,500

Quality and stewardship

To ensure that the development of the various urban extensions adheres to agreed delivery standards in terms of design, build quality, sustainability, security and inter-connectivity, in accordance with the principles of the garden cities initiative.

To ensure arrangements for long term stewardship for the communities are in place as they develop.

Inter-connectivity and coherence

To ensure that the various urban extensions are complementary to each other and the towns to which they are attached, work together as a coherent entity and serve to benefit the existing communities in which they are located.

Ownership and commitment

To ensure that the local authority partners maintain a shared vision for the urban extensions, and that this is fully understood by other public sector agencies, government departments, developers, service providers, contractors, local communities, residents and businesses.

To champion the garden communities concept within the area and beyond it.

To ensure long term community engagement is embedded in the development and delivery process and develop ways in which community ownership of land and assets can be enabled.

Infrastructure

To support sustainable energy provision and facilities, sustainable highway and transport solutions, strategic green infrastructure, sustainable and low impact utility provision and integrated employment, education, health and community facilities within and beyond developments.

To consider how to overcome any blockages to the timely delivery of development.

To secure appropriate levels of developer contributions towards infrastructure.

To be creative about drawing in resources and capacity from other sources to ensure a greater level of infrastructure is available than relying on developer contributions alone.

Financial accountability

To be accountable for the allocation of dedicated public funds for infrastructure projects and to ensure their effective management and utilisation.

To be accountable for the effective use of capacity funds to ensure that delivery takes place without delays.

Liaison

To be the statutory body with which government and other partners liaise.

FUNCTIONS OF A JOINT DELIVERY UNIT (JDU)

To support the functioning of the Joint Committee, and provide advice and support to its members.

To progress planning applications, through to local authority planning committees, in respect of all those urban extensions detailed within the terms of reference of the joint committee, (including for infrastructure which is off site but which is a function of the effective delivery of the SUE, or a consequence of an agreed developer contribution).

To negotiate S106 developer contributions and inform CIL policies from the urban extensions.

To ensure the smoothest possible delivery of infrastructure and local facilities to speed up the pace of development, including highway approval and adoption processes, utilities provision and adoption processes and engage private and public agencies to address needs and resolve problems.

To ensure that developers are supported, informed, and guided to deliver the highest quality developments that are possible, and challenged where appropriate to

To ensure residents, communities and businesses are engaged and informed about developments and that they have the opportunity to influence and shape developments and take ownership of solutions and facilities.

To support the creation of vehicles which embed community stewardship and/or ownership of land, facilities or assets.

To work in partnership with the North Northants local planning authorities and their Joint Planning Unit to ensure there is a coordinated approach to the delivery of development and planning policy creation across the North Northants sub-region.

Accountability

The JDU will be accountable for resource use to the partner authorities, in the form of a body comprising chief planning officers for the five authorities, and to the joint committee for policy matters in the domain of elected members.

Structure

To ensure the Unit is adequately resourced

- a) planning resources from constituent local authorities – existing and new

- b) highway and public transport resource from NCC
- c) development viability, negotiation and project management resource from NNDC
- d) community engagement resource (funded by S106 provisions)

Ensure supporting legal, finance and administrative support is available to committee and JDU.

Draw down specialist advice on conservation, green infrastructure and other topics from JPU or other specialist consultancies when required.

Ideally, co-location with Joint Planning Unit