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<b>Councils Affected</b>	All		
<b>Report Title</b>	<b>JOINT DELIVERY UNIT WORK PROGRAMME</b>		

## 1. PURPOSE OF REPORT

To keep members informed and updated on progress of the North Northamptonshire Garden Communities Delivery Plan.

## 2. INFORMATION

- 2.1 In January 2016, this committee endorsed the North Northamptonshire Garden Communities Delivery Plan, commissioned from Aspinall Verdi, WYG and IBI.
- 2.2 This provides guidance on how the Joint Delivery Unit (JDU) should aid and advise the four local authorities in delivery of the SUEs.
- 2.3 This report provides an update on some of the priority actions identified in the delivery plan and on progress with the SUEs.

## 3. WORK PROGRAMME UPDATE

### 3.1 **Development Viability**

- 3.1.1 Development Viability was highlighted as one of the priority projects on the JDU Delivery Plan with the appointment of dedicated viability support to advise the JDU and partner authorities on viability claims
- 3.1.2 Chris White of White Land Strategies provided training for both Members and Officers last summer.
- 3.1.3 Officers will be working with ATLAS to prepare a brief to procure on-going viability support.

### 3.2 **Private/Public Sector Collaboration**

- 3.2.1 Monthly meetings continue to take place between local authority Development Management teams and SUE developers.
- 3.2.2 Dedicated officers have also been appointed to advise on Development Management and Highways matters for the SUEs.

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### **3.3 Infrastructure Delivery Plan**

3.3.1 The JPU and JDU will work in partnership to build on the 2015 Infrastructure Delivery Plan, identifying strategic priorities for delivery of key infrastructure

### **3.4 Health Study**

3.4.1 JDU Officers met with the consultant team, Quod, in early December to discuss progress and agree a timeline for the completion of the study.

3.4.2 The outcome of the study will inform discussions on the delivery of health provision going forward including what the possible service provision should/could be on the current SUEs and those that are coming forward.

### **3.5 Marketing Strategy**

3.5.1 In order to promote the JDU and its priorities, it is being proposed that the JDU works with the JPU to increase its online presence. Information on the JDU will be included on the JPU website.

3.5.2 On-going discussions are taking place with local authority Economic Development officers on the most effective promotional method for North Northamptonshire as a whole. This could include an 'umbrella' website for the area, which would signpost visitors to the individual websites of each local authority, SUE developer, JPU etc. A brief for this website is being finalised before going out to tender.

## **4 SUE UPDATE**

### **4.1 Priors Hall Park (PHP)**

4.1.1 The administrators have appointed LDA Design as their planning consultants and Pinsent Masons as their legal and commercial advisors.

4.1.2 Corby Borough Council officers have met with both parties and have agreed a programme and timetable for a Section 73 application and Section 106 Heads of Terms to be presented at the March 2017 Development Committee.

4.1.3 Zone 1 housing delivery continues at pace with starts at its highest rate since 2011 with PHP remaining on target to meet its 2016/17 NNJCS trajectory target.

### **4.2 Hanwood Park (Kettering East)**

#### **4.2.1 Highways**

#### **4.2.2 Northern Access Road – D**

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Access D is primarily complete with a post-construction review to be undertaken by NCC. Following that, the access (including landscape works) can be fully completed. Further work at the bottom of Deeble Road (junction "c") is anticipated to start in early 2017.

#### 4.2.3 **Southern Access Road – F/Junction 10 (A14)**

This is due to start Winter/Spring 2017 and will give access to 325 units (the Persimmon site). Persimmon has a positive committee resolution but is yet to sign a Section 106 agreement. The construction of the internal link road will also start around this time; the programme of works is yet to be determined.

#### 4.2.4 **Western Access Road E**

These works have been delayed as Taylor Wimpey has delayed their commencement on site. The works are currently expected to start Summer 2017.

#### 4.2.5 **Strategic Drainage Work**

Works started in April 2016 and are targeted for completion in March 2017.

### 4.3 **Stanton Cross (Wellingborough East)**

4.3.1 The Borough Council of Wellingborough continues to work well with Bovis Homes with regular monthly meetings taking place to discuss progress.

#### 4.3.2 **Highways**

4.3.3 Work has progressed significantly on Route 4 (the main access into the site) and it is anticipated that this route will be open to traffic in late spring 2017.

4.3.4 The county highways team continue to work closely with the developer on technical approvals. These are currently being progressed for the realignment of Irthlingborough Road, Route 9 and Area 15.

#### 4.3.5 **Railway Station**

Designs for the public realm areas have been approved. The new car park / drop off areas are now open and being used.

#### 4.3.6 **S106 Agreement**

The Section 106 agreement is in the process of being signed by all parties and a decision notice will be issued once complete.

#### 4.3.7 **Finance**

There is now a funding agreement in place with the Housing and Communities Agency.

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#### 4.3.8 **Housing Delivery**

It is anticipated that work will start on Area 15 in the first quarter of 2017, then Area 16 and Area 14 to follow.

#### 4.3.9 **Partnerships**

Bovis has recently announced that they have appointed St Modwen as its commercial development partner enabling the delivery of up to 1.55 million sq.ft of commercial space across approx.108 acres (44 hectares). They also propose to work with the Land Trust on open space provision/maintenance. Details of the arrangement will be submitted to the council for approval, satisfying planning conditions and S106 obligations.

### 4.4 **Glenvale Park (Wellingborough North)**

4.4.1 Midtown Capital submitted a Section 73 application (seeking to amend a number of conditions and amend the location of the Neighbourhood Centre) which was approved (subject to the signing of a Section 106 agreement) by the planning committee in Wellingborough on 14<sup>th</sup> September.

A reserved matter application for the Local Centre is expected once the S106 agreement is signed.

#### 4.4.2 **S106 Agreement**

Officers are currently renegotiating the S106 agreement.

#### 4.4.3 **Highways**

#### 4.4.4 **Niort Way (Section 278 (x2 Primary Access Junctions))**

Draft legal agreement issued. Bonds and commuted sums to be agreed.

#### 4.4.5 **South of Harrowden Brook – Section 38**

Draft legal agreement issued. Bonds and commuted sums to be agreed.

#### 4.4.6 **South of Harrowden Brook – Section 104 Phase 1A**

Draft agreement issued.

#### 4.4.7 **North of Harrowden Brook – section 38**

Technical discussions are on-going.

### 4.5 **Rushden East**

4.5.1 Resources for the progression and delivery of Rushden East are being considered. Budgetary requirements for Rushden East are being reported to East Northamptonshire's sub finance committee in December 2016

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4.5.2 A meeting with the HCA was held on 11th November 2016 to discuss appropriate funding streams for Rushden East (to be taken forward as joint North Northamptonshire bids as appropriate) including:

- Key enabling infrastructure
- Capacity funding for housing growth

4.5.3 A consultation/engagement strategy is being progressed in collaboration with the developer consortium and it is envisaged that this will be initiated in early 2017.

4.5.4 A finalised Masterplan is scheduled to be completed in Spring 2017 with a view to the submission of an outline planning application in Summer 2017

#### **4.6 West Corby**

4.6.1 The scheme has recently been discussed at an OPUN Design Panel where various improvements were suggested.

4.6.2 Several positive meetings with the applicants have followed and progress is being made with the B-use area in the northwest, with the applicants looking at several options for this area in respect of assessing the need for B1/B2 uses.

4.6.3 An application is expected in the near future.

#### **4.7 Weldon Park**

4.7.1 Phase 1 Weldon Park continues to be built out and the scheme is likely to exceed its NNJCS trajectory target for 2016/17.

4.7.2 A programme of works has been agreed with Persimmon. Phase 2 Section 73 discharges are expected in February with a pre application submission for phase 3 also in February.

### **10. RECOMMENDATION**

That the content of the report be noted

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Background Papers:       None  
Title  
Date                            18.01.17  
Contact Officer            J Bell