

GARDEN COMMUNITIES UPDATE – NOVEMBER 2017

Hanwood Park (Kettering East)

- Housing Delivery
 - David Wilson Homes/Barratts are on site at plots R7, R9 and R10. Occupations (as of 18.10.17) – 45.
 - It is anticipated that 81 units will be completed by the end of 2017, 10 of these being affordable units which are expected to be occupied in Q4 of 2017/18.
- Highways
 - The first off-site junction works at Deeble Road/Windmill Avenue have now been completed (funded through S106 monies).
 - Off-site junction design work is currently being undertaken in relation to mitigation requirements; this will include initial costings to inform the programme of delivery.
 - Plans for a traffic calming scheme at Cranford village have been finalised. Works are due to start w/c 27 November 2017.
 - Options for traffic calming proposals at Warkton Lane are currently being considered.
- Planning
 - A number of reserved matters applications have been approved. Persimmon Homes have a resolution to approve their reserved matters but have indicated that they wish to amend the layout which will necessitate going back to Committee.
- Key progress/actions
 - Roof charge payments are being made and priorities for S106 spending are being identified.
 - Progress and complete off-site junction design work.
 - Progress current variation of conditions application to committee.

Stanton Cross (Wellingborough East)

- Housing Delivery
 - Bovis has released the first two plots to the market with the intention of developing a third themselves.
- Highways
 - Section 278 for Midland Road improvements - NCC currently in discussion with developers in regard to a revised layout option to avoid requirements for TRO change.
 - Other S278 agreements are progressing and have technical approval.
 - LHA to attend monthly developer meetings.

- Planning
 - Original Outline approved in January 2008. Section 73 approved in February 2017 alongside a revised S106 agreement.
 - Reserved matters approved for areas 14,15 and 16
 - Planning application has been submitted for the eastern side of Ditchford Lane. Bovis are to enter into further discussions with Highways England.
- Key progress/actions
 - Routes 4 and 9 are under construction.
 - Site is being marketed for housebuilding
 - The first phase of the Highways infrastructure sum has been provided to the Borough Council which needs to be passed to Northamptonshire County Council once the details of the scheme have been improved.
 - Borough Council to continue dialogue with Bovis and St.Modwens on the applications to be submitted and the progress of works.

Glenvale Park (Wellingborough North)

- Housing Delivery
 - Housebuilders involved so far: Lagan Homes
- Highways
 - Ongoing discussions with BCW in regard to RM applications coming forward and variation to land uses to the original outline permission.
 - Key issue the Local Highway Authority (LHA) is considering is the impact of the current reserved matters approval for the A509 highway access junctions and internal spine road network and the RM applications for the various land parcels to ensure there is consistency between the various elements of the development and to ensure conditions on the RM applications reflect the deliverability of the site in relation to access and road infrastructure. The Section 38 for the spine road is currently with NCC awaiting legal sign off.
 - Recent meeting attended by LHA (26/10/17) with BCW and Langham Homes architects to amend RM layout design from highways and movement perspective. Highway comments provided on RM for care home and public house.
- Planning
 - Outline application approved in February 2010. Section 73 approved in September 2016 subject to the signing of a S106 agreement.
 - Reserved matters applications have been approved for the infrastructure and open space but will need to be reviewed following changes to the S106.
 - Marstons's has submitted a reserved matters application for a pub which is being considered by officers and will be taken to committee once the section 73 has been approved.
 - A scheme has been submitted by Lagan Homes but a number of concerns have been raised in relation to design, layout, relationship with open space and local centre, access and anti-social behaviour.

- A full application has been submitted for a care home (not included within the outline). This will need to provide the infrastructure needed to access this facility.
- Officers are continuing negotiations on the S106 agreement.
- Key progress/actions
 - Ongoing discussions relating to scheme at Design Surgeries
 - S106 negotiations ongoing
 - Conditions and reserved matters applications timetable to be agreed with Northants LLP.

Rushden East

- Housing Delivery
 - Not on site yet. Housebuilders involved are Barratts and Taylor Wimpey
- Highways
 - A6 traffic calming measures currently being discussed with NCC
 - Masterplan needs to address local connections.
- Planning
 - Draft masterplan has been prepared and is currently being finalised.
 - Outline application expected in Q2 of 2018.
- Key progress/actions
 - Rushden East Programme Board continues to meet every month to discuss work programme and current issues on delivery.
 - Series of stakeholder workshops have taken place to address relevant issues such as transport, design and infrastructure requirements.
 - Awaiting transport modelling and A6 calming measures.
 - Public consultation on masterplan to take place in early 2018.

Priors Hall

- Urban and Civic have been announced as the preferred bidder for the site.
- Housing Delivery
 - Between Start of April and end of October there were 176 completions
 - In the same period there were 138 starts
- Highways
 - Mitigation contribution discussed / agreed in relation to A43/Steel Road junction (triggered at 1500 units) in lieu of more strategic scheme to be investigated through feasibility design strategy for the A43 corridor currently being progressed by the JPDU / NCC.
 - Section 38 approvals for parcels 14/15 completed.

Weldon Park

- Housing Delivery
 - Between Start of April and end of October there were 29 completions
 - In the same period there were 54 starts

- Highways
 - Currently reviewing revised highway layout on Weldon Park as part of Phase 1 development.
 - Discussions ongoing about access from A43 and pedestrian link to PHP
- Planning
 - Move from Persimmon Northampton to Leicester offices has resulted in delays.

West Corby

- Housing Delivery
 - Not on site yet. Housebuilders involved are: Barratts and Taylor Wimpey
- Highways
 - Revised scope of TA discussed with developers consultants to assess additional off-site junctions where impact is likely – awaiting further assessment work.
 - Highways England involvement due to J7 A14 impact
 - Key highways issue for Corby West will be the impact on the A6003 and A43 corridor between Corby and the A14 combined with the cumulative impact associated with development of the strategic employment site at Kettering North.
 - A feasibility design strategy for junctions along the A43 is currently being progressed by the JPU / NCC to identify a mitigation strategy that can support development coming forward including scheme design and costings.
- Planning
 - Programme shifted to May Committee date due to highways works
 - Viability negotiations and design code work to commence in next month.
 - Archaeological trial-trenching on site currently