

NORTH NORTHAMPTONSHIRE JOINT DELIVERY COMMITTEE		Item 9	Page 1
Councils Affected	All	19 th April 2016	
Report Title	SUE HIGHWAYS UPDATE		

1. PURPOSE OF REPORT

To keep members informed on highways issues at the SUEs and the priority schemes at each.

2. INFORMATION

- 2.1 Each of the SUEs has key road infrastructure that needs to be in place to allow development to start and gather pace. This report will set out these key pieces of highway by SUE and how progress is being made.
- 2.2 The North Northants Joint Delivery Unit has funded additional support within the Highways Team at Northamptonshire County Council in order to speed up the approval process for the SUEs across the garden communities area.
- 2.3 This is now working well, with a dedicated officer now liaising with the NNJDU on a regular basis to act as the main point of contact.

3. PRIORS HALL

The Northern Link Road to Phase 3

- 3.1 This essential road will provide access to Zone 3, for approximately 735 units, and also allow access to the northern part of Zone 2. A working group has been established to progress this link, the group comprises of officers from the two councils, Northamptonshire highways, Bela, Wildlife Trust, NCC archaeology and the Joint Delivery Unit.
- 3.2 Bela have said that they need to start ground works on site by August, and expect to submit an application by the end of April. The councils have not yet set target committee dates for this.
- 3.3 It has been proposed that the s278 highways agreement will be started at the same time to save time for this process but Northamptonshire Highways have indicated that to facilitate this, a fee would be required to ensure prioritisation over other schemes.

Other Highway work

- 3.4 A prioritisation table has been established for various other highway works to progress to final completion and adoption.

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4. HANWOOD PARK

Northern Access Road - D

- 4.1 This road will provide access for David Wilson/Barratts for 347 units. It is expected that work will start this month and houses will be commenced in the summer.

Southern Access Road – F/Junction 10 (A14)

- 4.2 This road is approved and due to start June 2016 and the link road through the site is scheduled for completion early 2017. This road will allow Persimmon to build their permission for 325 units.

Western Access Road – E

- 4.3 Works are due to start summer 2016, and will allow Taylor Wimpey to start works late summer for 197 units.

Jct 10A

- 4.4 Technical work is making steady progress. The modelling outputs will be known soon which will start to define what the final options will be. Then there will be some sort of public engagement, likely to be this summer.

Other Highway work

- 4.5 A highways prioritisation table has been established to create an action plan with target dates for a number of offsite highway works/improvements. Also, there is ongoing discussion regarding the Weekley/Warkton relief road, but is taking time to find a way forward and largely dependent on funding.

5. STANTON CROSS

- 5.1 There are a number of main routes identified in the Stanton Cross scheme. These include routes 2, 4, 6, 7 and 9, these can be seen on the plan in Appendix A.

- 5.2 The outline permission has a condition which allows development of 300 units before route 4 is in place.

Route 4

- 5.3 Work has commenced on Route 4 between Midland Road and Irthlingborough Road and is due to complete in May 2017. This opens up the site for several parcels of land which will start to be delivered in the next few months. It is anticipated that 125 houses will be delivered on these parcels in 2016/17.

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Route 9

- 5.4 The Borough Council of Wellingborough are currently undertaking a Compulsory Purchase Process (CPO) for land to be secured to enable route 9 to be delivered which is the access from Route 4 up to Finedon Road Industrial Estate and provides access to Station Island north. A CPO inquiry will take place in May 2016 on this.

6. GLENVALE PARK

- 6.1 A reserved matters application has been approved for the internal infrastructure in this scheme. The two primary access junctions off Niort Way have received their technical approval and waiting on finalisation of the legal agreement. This will enable key access into the site and allow enabling works to start.
- 6.2 The Borough Council of Wellingborough are having pre-application discussions with a number of housebuilders on the several parcels of land that house building should start on site later this year with 25 houses anticipated being built.

7.0 NORTH NORTHAMPTONSHIRE STAKEHOLDER GROUP

- 7.1 There was positive feedback from the developers that the changed arrangements and the greater prioritisation of the technical highway work was now starting to have benefits in delivery, but improvements can still be made.
- 7.2 However, the developers flagged up their frustration that plans which accorded with approved design codes were not being accepted during the highways adoption process within NCC. The design codes were critical to the “place making” aspect of the SUEs, and were about achieving a quality environment. The changes made by the highway technical team to road layouts and formats not only cost time and money for the developers, but undermined the design codes and would lead to a poorer quality result. It was indicated that a meeting be arranged with the Head of Highways section, Roy Boulton, to find a better way forward that could achieve the right quality of place, but the stakeholder group wanted to flag up the developers’ frustrations with this committee.

7. CONCLUSION

- 7.1 Works on these key primary highway routes and the progress that is being made by all partners will enable houses to start to be delivered this financial year on the three SUEs that are yet to start house building, and will open up further parcels for delivery the following year.

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7.2 The use of some of the capacity funding has improved the turnaround time for the S278 and S38s and the associated legal agreements. The full benefit of the changes and funding is ongoing and will require funding to be continued. The risk will be if the Capacity Fund bid is not successful in achieving the necessary amounts to continue the delivery focus approach. If this were to be the case the current arrangements will need to be reviewed.

8. RECOMMENDATION

1. For members to note the key highway priorities at each SUE and the progress being made with these.
2. To note the need for ongoing discussion between NCC Highways and the JDU to find the right balance between the technical side and the need to achieve a quality place.

Background Papers:

Title

Date

Contact Officer A Arnold