1. **PURPOSE OF REPORT**

To keep members informed and updated on progress at the SUEs.

1. **INFORMATION**

2.1 Each SUE has key road infrastructure that needs to be in place to allow development to start and gather place. This report will set out these key pieces of highway works by each SUE and how progress is being made.

2.2 In addition Development Framework or Masterplan reviews are taking place as are reviews of the S106 legal agreements.

2.3 It should be noted that following the recent decision on Brexit, a number of house builders are reviewing their delivery and finance strategies, however, there has been no impact on the SUE’s so far.

1. **PRIORS HALL**

**3.1 The Northern Link road to Zone 3**

3.1.1 This will provide access to Zone 3 for 735 units. To facilitate the planning application a working group was established with all stakeholders involved and a series of meetings held.

3.1.2 Following this agreement and design work, the draft dates for consideration of the application by the two councils is 24th August (ENC) and 6th September (CBC). This has been delayed from previous statements to allow for all the technical work to be considered and completed to the requirements of the local authorities.

3.1.3 In order to expedite the highway technical approval, an agreement was reached with NCC for the applicant to pay for technical approval to run alongside the planning application consideration. This process will start as soon as all of the documentation is received. It is anticipated that groundworks will start as soon as all permissions are granted.

**3.2 Development Framework Plan**

3.2.1 The previously approved framework is now being updated to take account of various changes over time. Much of the new plan is focussed on getting the GI in place and reviewing the potential for SUDs in Zone 3, as part of the place shaping approach. A range of stakeholders and specialists have been involved throughout the process and regular meetings held. The councils are aiming to take to their planning committees in August. The delay to the timetable has been as a result of some of the more fundamental issues around locations and type of GI, and the design of water across the site alongside the impact on heritage assets.

3.2.2 This is timetabled to go to committee in August at both authorities.

* 1. **S106**

3.3.1 This is currently being updated and revised, ongoing discussions are taking place.

1. **HANWOOD PARK**

**4.1 Highways**

4.1.1 **Northern Access Road – D**

Access D is scheduled to be complete by the end of August. This will be followed by further work at the bottom of Deeble Road (junction “c”) in early 2017.

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

 This is due to start in the autumn of this year and will give access to 325 units which Permission has committee approval for, but is yet to sign the s106.

4.1.3 **Western Access Road E**

 These works have been delayed as Taylor Wimpey has delayed their commencement on site.

4.4 **Strategic Drainage Work**

4.4.1 Works started in April and are making steady progress.

1. **STANTON CROSS**

5.1 The Borough Council of Wellingborough is working well with Bovis Homes and has now established a Sustainable Urban Extensions Liaison Group made up of councillors and officers to discuss any SUE related issues or applications.

5.2 A Non-material amendment to the original outline planning permission (WP/2004/0600) to change the appearance of the bridge over the River Ise for route 4 was submitted. This attracted some local opposition and revised drawings were submitted by the applicant.

This and an amendment to the railway bridge were discussed at planning committee on the 13 July and were approved.

5.3 A reserved matters application for the Neighbourhood Centre, initial employment areas and possible plot substitutions on areas 14 and 16 by the acquiring house builders are expected over the coming months.

**5.4 Highways**

5.4.1 Work has commenced on Route 4 (the main access into the site) and it is hoped that this will be open to traffic in late spring 2017.

5.4.2 A compulsory purchase order was confirmed on the 1 July in relation to a plot of required for route 9. An agreement had been reached with the land owners during the public inquiry and this is now being progressed.

5.4.3 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.

**5.5 Railway Station**

5.5.1 The new car park / drop off areas are now open and being used. A number of personnel changes within Network Rail have caused some delays with progress on the design to the east side of the railway, but it is hoped that this can now start to move forward.

5.5.2 The existing drop-off outside the station is gradually being phased out and by w/c 1st August should be closed off completely, with all station visitors accessing through the new car park area.

**5.6 S106 Agreement**

5.6.1 This has now been signed and the planning decision notice is due to be issued shortly.

**5.7 Finance**

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

**5.8 Housing Delivery**

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

**5.9 Partnerships**

5.9.1 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).

5.9.2 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.

1. **GLENVALE PARK**

6.1 Midtown Capital has recently submitted a Section 73 application (seeking to amend a number of conditions and amend the location of the Neighbourhood Centre) which is to be presented to planning committee in Wellingborough on 10th August.

6.2 **S106 Agreement**

6.2.1 The S106 agreement is currently being revised but it is hoped that this was be completed and signed by the end of August.

6.3 **Highways**

6.3.1 **Niort Way (Section 278 (x2 Primary Access Junctions)**

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

6.3.2 **South of Harrowden Brook – Section 38**

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

6.3.3 **South of Harrowden Brook – Section 104 Phase 1A**

 Draft agreement issued.

6.3.4 **North of Harrowden Brook – section 38**

 Technical discussions are ongoing.

1. **RUSHDEN EAST**

7.1 The consortium of developers including: Taylor Wimpey and Barratt, (with Bidwells), along with the Duchy of Lancaster has continued to develop technical evidence that supports the drafting of a masterplan and eventual planning application which is expected to be submitted in 2017.

7.2 To assist, the Council is engaged in this process through a series of technical workshops covering key areas, including: highways, environmental aspects including drainage and landscaping, green infrastructure provision etc.

7.3 Background studies relating to the employment provision and local connections, incorporating space syntax assessments have recently also been completed.

1. **WEST CORBY**

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

8.2 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.

8.3 Discussions are continuing with the applicants regarding the potential for archaeology on site. Officers believe that trial-trenching needs to be undertaken prior to/as part of the application.

8.4 An application is expected in the autumn of this year.

1. **HEALTH**

 The health study is progressing and will need to be woven into the discussions on the implementation of any possible outcomes relating to the delivery of health provision going forward, of what the possible service provision should/could be on the current SUEs and those that are coming forward.

1. **RECOMMENDATION**

That the content of the report be noted

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| Background Papers: |  |
| Title |  |
| Date |  |
| Contact Officer  | A Arnold, A Stopforth, J Bell |