

NORTH NORTHAMPTONSHIRE JOINT DELIVERY COMMITTEE 13th APRIL 2017		Item 6	Page 1 of 4
Councils Affected	All		
Report Title	JOINT DELIVERY UNIT WORK PROGRAMME		

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. This provides guidance on how the Joint Delivery Unit (JDU) should aid and advise the four local authorities in delivery of the SUEs.
- 2.2 The loss of key staff in November 2016 Activity impacted on the work of the JDU, but progress has been maintained through the JPU/ remaining Project Officer and will be reinvigorated through the new JPDU arrangements (see Item 5). This report provides a brief update on some of the priority actions identified in the delivery plan and on progress with the SUEs. Future progress reports will focus on actions required to address risks to SUE delivery.

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. The Large Sites Capacity funding provides the resources for this work and the JPDU is drafting a consultancy brief with the aim of procuring a panel of consultants for the LPAs to use.

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 Meetings of the Garden Communities Stakeholder Group will recommence once the JPDU arrangements are in place. These meetings include representatives from the LPAs, SUE developers, SEMLEP and government agencies such as HCA and DCLG.

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3.3 Infrastructure Delivery Plan

3.3.1 JPDU officers have been collating updates to the 2015 Infrastructure Delivery Plan and a report is to be presented to the Joint Planning Committee on 27th April.

3.4 Health Study

3.4.1 A draft final report of the Health Study has been received and is being reviewed by officers. It is intended that Quod (the consultants who conducted the study) will attend the next Joint Committee to present their findings and recommendations.

3.5 Marketing Strategy

3.5.1 A marketing strategy for North Northamptonshire will be re-prioritised within the future work programme now that additional funding and resources have been confirmed.

4 SUE UPDATE

4.1 Priors Hall Park (PHP)

Revised Section 73 Application for PHP is going to CBC Development Control Committee on the 11th of April with an officer recommendation for approval subject to a revisited Section 106 Agreement. Residential development continue to be very active with PHP providing around two thirds of Corby Borough's annual output.

4.2 Corby West

The planning application is expected in early April, and Corby officers have agreed a 40 week Planning Performance Agreement through to determination with the promoters.

4.3 Weldon Park

Weldon Park continues to perform above its trajectory targets. Officers continue to have pre-application discussions on its next stage with an application expected in the next 8-10 weeks.

4.4 Hanwood Park (Kettering East)

Highways

4.4.1 Northern Access Road – D

Access D (Deeble Road/Warkton Lane junction) is primarily complete with a Stage 3 road safety audit and post-construction review to be undertaken by NCC. Following that, the access (including landscape works) can be fully

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completed. Further work at the bottom of Deeble Road (junction “c”) is anticipated to start in Summer 2017.

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

This will give access to 325 units (the Persimmon site). Persimmon has a positive committee resolution but is yet to sign a Section 106 agreement.

Persimmon is considering making some amendments to the scheme which would need to go back to committee. The programme of works for this access and the link road is yet to be determined.

4.4.3 **Western Access Road E**

A start date for these works is still to be determined. This will give access to the Taylor Wimpey site (167 units).

4.4.4 **Strategic Drainage Work**

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

4.5 **Stanton Cross (Wellingborough East)**

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

4.5.2 **Highways**

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.

4.5.3 The access bridge into the development was installed at the end of February and work is progressing well.

4.5.4 **S106 Agreement**

The Section 106 agreement has been signed and a decision notice was issued on 6 February 2017.

4.6 **Glenvale Park (Wellingborough North)**

4.6.1 **S106 Agreement**

Officers are currently negotiating a S106 agreement based on the heads of terms agreed at Planning Committee. The developers have cited viability as an ongoing issue, and have submitted a viability report which is currently under review.

4.6.2 **Highways**

Site clearance works began in early February which included the removal of ground cover vegetation, trees and shrub clearance in advance of construction work on the new road alignments and new junctions and associated widening of Niort Way.

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4.7 Rushden East

- 4.7.1 A number of funding measures have been secured for Rushden East since the last update to Committee. A design review was held at the beginning of March (organised by OPUN) in which the proposed SUE was reviewed by an independent panel of professionals. Recommendations have been put forward which includes the suggestion of a 'Corridor Study' for the A6 bypass. It is envisaged that this study will assess how the SUE can integrate/connect effectively with the existing town of Rushden. It would also help to ascertain 'aims and objectives' for establishing a character change along the A6 bypass to justify a potential speed reduction along the road.
- 4.7.2 A Communication and Engagement Strategy for Rushden East SUE has been produced by Officers of East Northamptonshire Council and is awaiting sign off by the Rushden East Project Board.
- 4.7.3 East Northamptonshire Council are also in the process of seeking legal advice with respect to Compulsory Purchase Order Powers in order to ensure that all options for land have been explored within the identified area for the Rushden East SUE.
- 4.7.4 A draft Masterplan Framework Guide has been formulated in order to help progress the delivery of the Masterplan for the SUE. A finalised version is expected to be ready in early summer. The submission of an outline planning application is now expected in Autumn 2017.

10. RECOMMENDATION

That the content of the report be noted

Background Papers: None
Title
Date 30.03.17
Contact Officer Jennifer Bell