



North  
Northamptonshire  
Council

## PLACE AND ENVIRONMENT SCRUTINY COMMITTEE

19 December 2023

<b>Report Title</b>	Progress of Sustainable Urban Extensions Across North Northamptonshire
<b>Report Author</b>	Graeme Kane – Executive Director for Place & Economy (Interim) <a href="mailto:Graeme.kane@northnorthants.gov.uk">Graeme.kane@northnorthants.gov.uk</a>

<b>Are there public sector equality duty implications?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Does the report contain confidential or exempt information (whether in appendices or not)?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Applicable paragraph number/s for exemption from publication under Schedule 12A Local Government Act 1972</b>	

### List of Appendices

None

### 1. Purpose of Report

- 1.1. The purpose of this report is to provide an update on the progress of the planned Sustainable Urban extensions (SUEs) across North Northamptonshire arising from a concern that these are not moving forward quickly enough. If these fail to happen in a timely manner, more pressure will be placed on North Northamptonshire's 5-year housing land supply, which if not maintained, could lead to more speculative and unplanned development across the area.

### 2. Executive Summary

- 2.1. The Place & Environment Scrutiny Committee have identified a concern relating to the progress of development across the Sustainable Urban Extensions (SUE's) in North Northamptonshire and in particular, whether this may have a detrimental impact upon the area's 5-year housing land supply.

- 2.2. There are six SUE's and a Garden Village identified for development within North Northamptonshire's planning policy framework which are expected to deliver over 27,500 new homes by completion.
- 2.3. The SUE's are at varying stages of progress, some benefit from planning permissions that are enabling development and housebuilding to happen, whilst others are still working their way through the planning process in advance of any development on site.
- 2.4. There are varying obstacles that are affecting the progress of delivery on several of the sites, which are detailed in the main body of the report but there are also mitigation measures being worked upon by both officers and developers to overcome these.
- 2.5. The Council currently benefits from a healthy 5-year housing land supply figure of 7.46 years (to the end of March 2022). The 2022-23 figure is currently being finalised.
- 2.6. Although SUE's by their nature and scale are typically slow to progress to commencement, the rate of completions across a number of the sites has now accelerated and they delivered a total of 1,120 housing completions in 2022/23.
- 2.7. Allied to this is a pipeline of planning permissions that will enable build out rates to continue in the short to medium term. During this time, it is anticipated that some of the obstacles identified which are impacting upon progress will have been resolved to extend that pipeline into the longer-term, thus allowing North Northamptonshire to maintain a robust 5-year housing land supply into the future.

### **3. Recommendations**

---

- 3.1. It is recommended that the Place and Environment Scrutiny Committee notes the content of this report and use the information provided to aid the process of scrutiny.
- 3.2. Reason for Recommendations – To allow members of the Place & Environment Scrutiny Committee to consider the progress of the planned Sustainable Urban extensions (SUEs) across North Northamptonshire
- 3.3. Alternative Options Considered – Not applicable to this report

### **4 Report Background**

---

- 4.1 North Northamptonshire has a strong history of delivering growth, both in terms of housing and employment. It was previously identified in National and Regional policy as part of the Milton Keynes and South Midlands (MKSM)

Growth Area, one of four areas identified to help accommodate the economic success of London and the wider Southeast by delivering major growth.

- 4.2 Although government’s policy no longer identifies nationally important growth areas, the factors that previously marked North Northamptonshire out as part of a nationally important growth area are still relevant. There remains significant potential to deliver new homes and jobs, in particular through the Sustainable Urban Extensions at the main towns, provided it is supported by adequate investment in infrastructure.
- 4.3 Through the planning policy framework for North Northamptonshire, a significant number of SUEs are identified for delivery. At the time of adoption of the North Northamptonshire Joint Core Strategy, a number of SUE’s already had planning permission or were identified in adopted plans.
- 4.4 These SUEs became collectively known as North Northamptonshire Garden Communities and are detailed in the table below:

<b>Garden Communities Developments</b>	<b>No. Dwellings</b>
Glenvale Park, Wellingborough	3,265
Hanwood Park, Kettering	5,500
High Hayden, Rushden	2,700
North-East Corby (Priors Hall & Weldon Park)	6,325
Stanton Cross, Wellingborough	3,650
Tresham Garden Village	1,900
West Corby	4,500
<b>Total</b>	<b>27,575</b>

- 4.5 Large-scale developments such as SUE’s are notoriously slow to progress to the point of physical development and then to gather some momentum. There are often a large number of interested parties, such as landowners, site promoters and developers who sometimes have competing perspectives and commercial priorities, which can hamper the speed at which proposals come forward to the planning system.
- 4.6 Once within the planning system, such development proposals are often controversial and the Local Planning Authority has a role to navigate the considerations and technical requirements of many stakeholders, including statutory consultees and the communities that are likely to be impacted by the development.

#### 4.7 SUE Progress Updates

<b>Glenvale Park, Wellingborough</b>	
<b>Current Position</b>	<p>Outline planning permission was granted via appeal in 2010, with planning permission granted in 2013 to extend the time limit for implementation of the outline consent. A variation to the 2013 outline planning permission was granted in 2018.</p> <p>The reserved matters applications in Phase 1 have largely been implemented in accordance with the 2018 permission. The ability to submit further reserved matters or submit new S73 applications to broaden the scope of the original outline planning permission expired on 14 January 2023 and condition 8 restricts the total number dwellings in Phase 1 to 1,500. Consequently, any applications for unimplemented parcels, such as the sub-Phase 2 of the Phase 1 country park, will need to be submitted as a full application.</p> <p>For any changes to unimplemented reserved matters consents on parcels for alternative uses, consideration will be required by the council to the 'Severability Approach' and whether or not any changes being sought would be non-material or material before inviting either a S96a or S73 to the outline planning permission and a full planning application. S106 agreements would need to be entered into between the developer and council to mitigate any de-efficiencies in infrastructure or community facilities as a result of any proposed change.</p> <p>A new outline planning permission is being worked up for Phase 2 and expected to be submitted to the council within the first quarter of 2024. This application will seek 1,000 dwellings as opposed to the currently permitted 700 dwellings for Phase 2. The scheme is also expected to deliver employment uses and reserve land for the IWIMP. A new S106 agreement would need to be entered into between the developer and the council. Legal advice is being sought in relation to 'Hillside' issues.</p> <p>The Phase 3 land is owned by NNC and up to 800 dwellings and a new primary school are expected to be delivered in this phase. A new outline planning permission would be required. There has been no indication to date as to whether NNC, in its landowner capacity, has intentions to bring forward a new outline planning permission.</p> <p>Glenvale Park LLP is the lead developer. Keepmoat, Barratt Homes Ltd, David Wilson Homes, Persimmon Homes, Stonewater and Taylor Wimpey are currently building</p>

	<p>homes within Phase 1. Lagan Homes and have completed their development of 40 dwellings and LNT Care Developments have completed their development for a 66-bedroom care home (C2 use). Ilke Homes were developing on parcel R10b but have gone into administration and an alternative developer is currently in discussion with council as how best to implement this consent.</p> <p>A total of 385 homes had been completed by March 2023, along with Phase 1 of the country park, further open space and SUDs, a local neighbourhood play area, a locally equipped play area, a 2-form primary school, a day nursery for under 5's, phase 1 of the community centre and a 66-bed care home. The primary school is expected to open in September 2024. The local centre which includes a food store, drive-thru café, 5 retail units, 5 residential apartments, a gym/office is under construction and due for completion in October 2024.</p>
<p><b><i>Obstacles to Progress</i></b></p>	<p>Condition 4 of the current outline permission restricts the future construction of Phases 2 and 3 in that no dwellings in these phases shall be occupied until the IWIMP road has been completed and brought into use, or any alternative improvements to the A509, as required and agreed by the Council, are implemented and brought into use instead. This condition therefore constrains the delivery of 1,500 dwellings in Phases 2 and 3 and although outline planning consent requires land to be safeguarded and provided for the IWIMP, there is no requirement on the developer to deliver or contribute to funding for the road. Furthermore, no evidence was produced at the time of the outline application that supported the figure of 1,500 occupations before delivery of the IWIMP was required, rather it was offered by the applicant.</p>
<p><b><i>Planned Mitigation</i></b></p>	<p>Homes England has provided funding to the Council to commission an IWIMP study to assess the need for and potential timing of the road. The study is anticipated to take approximately 3 months to complete and the Council is in discussions with framework providers WSP (highways modelling) and Kier (design work) to complete the work. This work is required as a matter of urgency.</p> <p>If the IWIMP study resolves that the road is necessary, then detailed design, costing and funding work will be required. Delivery of the road will fall on the Council. Highway mitigation schemes on the existing strategic and local highway networks have been identified as part of Phase 2 pre-application discussions. Awaiting formal</p>

	<p>submission of the Phase 2 outline planning application. Any findings from the IWIMP study will need to be considered as part of the Phase 2 planning application.</p>
<b>Next Steps</b>	<p>A Phase 2 outline planning application is expected to be submitted within the first quarter of 2024 for a residential-led mixed use development of up to 1,000 homes, employment uses of up to 26,118 square metres, sports pitches and pavilion, green infrastructure, retention of woodland and ridge and furrow and associated supporting infrastructure and works. All matters reserved except for formation of new access from the A509 Niort Way.</p> <p>NNC appointed solicitors are currently considering the implications of any new outline planning application on the previously permitted outline planning permission.</p>
<b>Expected Trajectory of Future Delivery</b>	<p>1,500 dwellings on Phase 1 have been granted through reserved matters consents by NNC and are currently being delivered on site and expected to be completed by 2026.</p> <p>A full planning application for 250 dwellings on the former Curtis Day Land is currently pending consideration. This site lies outside of the main Glenvale Park outline planning permission but forms part of the overall Glenvale Park SUE.</p> <p>The 1,500 dwelling outstanding balance for Phases 2 and 3 is not required to be delivered until the next plan period after 2031.</p>

**Hanwood Park, Kettering**

<b>Current Position</b>	<p>Previously approved outline permission to provide up to 5,500 dwellings (20% affordable), community infrastructure, employment, open spaces etc. The ability to submit further reserved matters or submit new S73 applications to broaden the scope of the original outline planning permission has now expired and a new outline application is currently being considered. It is anticipated this will be presented to Planning Committee in the first quarter of 2024. Once approved this will allow design coding work to proceed and further reserved matters to be submitted.</p>
-------------------------	--

The current pipeline of sites with reserved matters approval are maintaining a supply of delivery on site. Housing completions to date Under Reserved Matters Phase 1 are as follows:

Hanwood Park Completions by Parcel by Year (Phase 1)								
Parcel	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total
R7,R9, and R10	29	124	132	59	0	0	0	344
R23 and R26	0	0	0	120	51	74	92	337
R19	0	0	0	0	36	69	45	150
R8 and R11	0	0	0	0	12	26	61	99
R12, R13 and R14	0	0	0	0	0	31	81	112
R20	0	0	0	0	4	24	92	120
R25	0	0	0	0	0	4	78	82
R24	0	0	0	0	0	2	44	46
R22	0	0	0	0	0	0	28	28
<b>Total</b>	<b>29</b>	<b>124</b>	<b>132</b>	<b>179</b>	<b>103</b>	<b>230</b>	<b>521</b>	<b>1318</b>

A total of 1,318 residential units have now been provided on site, with 20% affordable housing, and approximately 1,126 of these are occupied.

Phase 2 – an outline planning application with all matters reserved has been submitted and is under consideration for the erection of up to 3,383 dwelling units, including a mixed pupil secondary school with sixth form, up to three separate primary/junior schools, with on site day nursery and Special Educational Needs/Disabilities provision, district commercial, a variety of employment, commercial and leisure uses and associated infrastructure.

An amended submission of the outline application is currently out to formal consultation and key negotiations taking place on site promotor’s proposed Transport Monitor and Manage approach, Viability, Planning Conditions and Heads of Terms for S106.

It is anticipated that the outline application will be considered by Planning Committee date in the first quarter of 2024.

**Obstacles to Progress**

- Transportation matters – a Monitor and Manage approach, including measures to incentivise active travel and deliver significant modal shift is currently being considered by the Local Highway Authority along with the role of the Weekley Warkton Avenue (WeWaA).
- National Highways are currently assessing the business case for A14 J10A and A6 link road. It is anticipated this will be included within the government’s

	<p>RIS3 funding programme; This will require a future planning application for J10A.</p> <ul style="list-style-type: none"> <li>• Viability, phasing and s106 priorities are currently being considered by the council's viability consultants to be able to make recommendations to committee.</li> </ul>
<b><i>Planned Mitigation</i></b>	<p>Close working relationship between the Planning and Highways Teams – sharing of information and issues and ongoing collaboration with the developer to work through issues and find solutions.</p> <p>Continued partnership working between the developer, NNC Highways, NNC Planners and National Highways. Ongoing updates on the progress of the projects and work on next steps. Agree a PPA with the developer regarding J10A which covers Planning and Highways inputs.</p> <p>The Council have viability consultants engaged on the project who are assessing information from the developer and who will be advising the Council. Continued discussions with the agent/developer to matters arising to reach an acceptable position to the LPA.</p>
<b><i>Next Steps</i></b>	<p>The Local Planning Authority are continuing to work with the developer and their agent to progress the outstanding matters with the outline planning application to enable officers to take a report to Planning Committee at the earliest opportunity.</p> <p>Continued work and discussions on Viability/S106 and transport matters.</p> <p>Review of consultee and third-party response to the re-consultation on the revised application package of details. Committee – Report for current outline application being drafted for earliest possible committee date in 2024.</p>
<b><i>Expected Trajectory of Future Delivery</i></b>	<p>An up-to-date housing trajectory is awaited from the site promotor, however the Phase 1 completions to date table above provides a good indication of the strong delivery rates currently being achieved on site.</p> <p>There is a pipeline for future development and should the current outline application be approved by Planning Committee early in 2024, this will unlock the opportunity to develop Phase 2 of the SUE, including up to 3,383 further dwelling units.</p>



**High Hayden, Rushden**

<p><b>Current Position</b></p>	<p>Two planning applications are being progressed, the main outline planning application, which includes 2,200 of the proposed dwellings, employment space, C2 use, 2 primary schools and provision for a secondary school as well as open space, and other ancillary works/infrastructure.</p> <p>The other application, based at Knights Farm, includes the remaining 500 dwellings as well as further employment development of around 5,700m<sup>2</sup>, public open space and associated infrastructure.</p> <p>Both applications remain under consideration and officers are still working on planning/technical issues including but not limited to highways, ecology drainage etc.</p>
<p><b>Obstacles to Progress</b></p>	<ul style="list-style-type: none"><li>• Given the scale of the applications, the information is significant both for the applicants to submit and for NNC's specialist officers and external consultees to consider. There have been delays in written comments from some consultees.</li><li>• It is clear the developers for each application are not working together. This creates a challenge for the LPA to ensure that whilst both planning applications are assessed on their own merits, the overall proposals connect cohesively into one SUE and connectivity is possible across both sites. Accessibility across the A6 to Rushden Town is also a key issue.</li><li>• No financial viability assessments have been submitted to date by either applicant. Once submitted, the LPA will ensure they are rigorously assessed in order that the schemes provide the maximum possible benefits.</li></ul>
<p><b>Planned Mitigation</b></p>	<p>Additional resources have been provided in recent months for specialist consultees such as Ecology and the Lead Local Flood Authority which will help to speed up the engagement with key statutory consultees.</p> <p>Planning Performance Agreements have been agreed with both applicants to streamline timelines and ensure officers have sufficient resources to progress the applications in a timely manner and allow regular officer communication with the applicants. Timelines will be reviewed where necessary to take account of any future issues that may arise.</p>

	<p>From a Highways perspective, regular meetings have been ongoing with the applicants and their agents, and several mitigation schemes have been identified. The occupation triggers are being currently being considered and draft conditions are to be proposed by the applicant for the Council's consideration.</p>
<b>Next Steps</b>	<p>Planning officers are aiming to get technical material considerations finalised on the main application by February 2024, with the Knights Farm application likely to follow in Spring 2024.</p> <p>Officers are also starting to consider draft S106 Heads of Terms for future legal agreements; however this is not a straightforward process as there are currently several issues to resolve, including the applicant's final viability position and certain technical issues, such as the highway/transport impacts.</p> <p>Prior to any Planning Committee in 2024, it is the officer's intention to carry out a joint member briefing with the applicants for each application, to allow the opportunity for questions to be asked and any comments from members to be considered. A date has yet to be set for these briefings, but the first quarter of 2024 is being targeted.</p>
<b>Expected Trajectory of Future Delivery</b>	<p>Both applications are expected to be presented to Planning Committees within the first half of 2024. Exact timeframes for committees will be dependent upon making good progress on the remaining issues outlined dependent. In the event outline planning permission is granted, detailed design Reserved Matters applications will follow.</p> <p>The East Northamptonshire Local Plan Part 2 states the Sustainable Urban Extension is anticipated to be delivered over the duration of the next 20 years. Of this, 1,050 (out of up to 2,700 dwellings) are currently anticipated to come forward by 2031.</p>

**North-East Corby (Priors Hall & Weldon Park)**

<b>Current Position</b>	<p>Priors Hall - (comprising Zones 1, 2 and 3) has outline consent for 5,837 residential units and related social, green and transport infrastructure.</p> <p>Weldon Park – Outline planning consent granted in 2014 for a mixed-use urban extension for up to 1,000 dwellings and related infrastructure. Regarding the employment</p>
-------------------------	---

	<p>element, reserved matters applications have been submitted for the local centre.</p> <p>Priors Hall – Urban and Civic is the lead promoter. Approximately 1,850 units have been completed to date, with 1,500 of these occupied. Alongside this several educational, green and social infrastructure elements have been completed, supporting sustainable neighbourhoods.</p> <p>Weldon Park (Persimmon) – Phase 1 is complete with 487 houses completed (2022), whilst Phases 2 and 3 have reserved matters approval. The access junction with the A43 is complete to serve Phase 1 but is yet to be adopted by the Council. The Phase 1 spine road is also complete and open.</p> <p>Key phase definition and framework documents including design codes and regulatory plans have been approved for zones 2 and 3. Most residential reserved matters application parcels have been approved but in zone 2, parcel 6 remains.</p>
<p><b><i>Obstacles to Progress</i></b></p>	<ul style="list-style-type: none"> <li>• The key issue in general is the speed of responses from some statutory consultees, which lead to delays in the speed of progress through the planning system.</li> <li>• Priors Hall – No significant barriers to progress delivery with zones 1, 2 and 3 have been identified. Viability was reviewed as per the mid-term review mechanism set out within the s106. It found that the increased infrastructure costs have reduced the developer’s internal rate of return, however, a healthy profit is still being made.</li> <li>• Weldon Park – No significant barriers have been identified that will impact on delivery.</li> </ul>
<p><b><i>Planned Mitigation</i></b></p>	<p>Additional resources have been made available to some consultees, notably the Lead Local Flood Authority, which will assist in speeding up responses to consultations.</p> <p>Priors Hall – As per the terms of the section 106 agreement a mid-term review of viability has been carried out to ascertain whether there is scope for affordable housing excess above the 5% agreed at outline stage.</p> <p>Aside from increased infrastructure expenditure there are no majors concern as the exercise concluded that whilst rising costs have impacted returns, the financial margins are still returning the developer significant profit. This will</p>

	continue to be monitored to ensure any further costs increases will not adversely impact development.
<b>Next Steps</b>	It is anticipated that Primary Road applications and S106 obligations relating to affordable housing schemes and green infrastructure management schemes will be determined before by February 2024, after which it is anticipated that reserved matters applications for further green, grey and blue infrastructure and residential parcels will come forward over the course of 2024.
<b>Expected Trajectory of Future Delivery</b>	<p>Ground engineering works have been carried out for zones 2 and 3. In terms of the sequence of the delivery of dwellings, both zones 2 and 3 have already commenced.</p> <p>2022 -23 - Key phase 4 works commenced (all residential reserved matters approved)</p> <p>2023 - Key phase 1 with the sale of the first dwelling confirmed in September (most residential reserved matters approved).</p> <p>2024 - Key phase 3 commenced (primary road infrastructure currently under consideration)</p> <p>2024-5 – key phase 4 commenced (primary road infrastructure currently under consideration)</p> <p>There is a clear pipeline of work that will enable the current good build-out rates to continue in the future.</p>

<b>Stanton Cross, Wellingborough</b>	
<b>Current Position</b>	<p>The outline planning permission for this SUE was time limited and has now expired. This has necessitated the lead promoter to ensure that all remaining reserved matters applications were submitted by 6 February 2023, before expiry of the outline permission.</p> <p>25 Reserved Matters applications are currently under consideration by the Planning Service, including all remaining residential parcels, as well as a new train station and neighbourhood centre.</p> <p>At the end of October 2023 there were 643 residential occupations across the SUE.</p>

	<p>There are currently 10 Reserved Matters applications approved for residential development across Stanton Cross, totalling 1,683 dwellings. This provides a pipeline for continued residential development for more than the next 5 years at the projected trajectory of future delivery as set out below.</p>
<b>Obstacles to Progress</b>	<p>Key barriers to progress are currently:</p> <ul style="list-style-type: none"> <li>• London Road / Wellingborough Walks Trees Judicial Review proceedings. Anticipated to be heard by the court in the first quarter of 2024.</li> <li>• Delays with statutory consultee responses on reserved matters applications.</li> </ul>
<b>Planned Mitigation</b>	<p>The Council will represent itself at the forthcoming Judicial Review hearing.</p> <p>New arrangements have now been put in place to increase the level of resource within the Lead Local Flood Authority, who are clearing the current backlog of consultee responses.</p>
<b>Next Steps</b>	<p>The Planning Service will continue to work through the consideration and determination of the reserved matters applications which will extend the pipeline of consented residential parcels.</p> <p>The Council will represent itself at the forthcoming Judicial Review. In the meantime, it has also committed to consider any alternative proposals submitted by the lead promotor that may reduce the number of trees to be felled in relation to the implementation of Route 2.</p>
<b>Expected Trajectory of Future Delivery</b>	<p>It is expected that by the end of 2023, 710 housing units will have been completed. Despite the issues outlined above, construction continues across the wider site, and it is anticipated that approximately 300 housing units will be completed in each of the forthcoming years up to 2032, with approximately 250 units being completed in the projected final year of development, which is 2033.</p>

### **Tresham Garden Village**

<b>Current Position</b>	<p>Tresham Garden Village is identified in policy in the North Northamptonshire Joint Core Strategy as an opportunity site. Little progress has been made with this scheme for several years. Progress relies upon the promoters and</p>
-------------------------	--

	<p>landowners signing a Promotion Agreement setting out their commitment and responsibilities for bringing the proposal forward.</p> <p>Once signed, the promoters have indicated they wish to submit an outline planning application within 6 months. Housing numbers agreed for the scheme currently stands at 1,500 dwellings, although development viability has indicated an unfavourable return, recommending the scheme would return to a viable position if the village were increased to 1,900 dwellings. This has not been considered by the Council.</p> <p>Homes England have contributed capacity and capital fund contributions to the scheme, some of which has been invested in a consultant report to identify a way forward for all parties to work collaboratively in working towards a high-quality application for consideration, and scheme delivery.</p> <p>Homes England is concerned at the lack of progress now being made and is considering withdrawing its support for the scheme on the Garden Communities Programme. This has been communicated to the landowner and site promoters.</p>
<b><i>Obstacles to Progress</i></b>	The signing of a Promotion Agreement between the landowners and site promoters is necessary in order to allow a planning application to come forward.
<b><i>Planned Mitigation</i></b>	Officers have sought to work with the parties to develop an acceptable set of proposals that delivers the aspired quality of development whilst ensuring financial viability. There is little further mitigation that can be applied by the council without further engagement from the interested parties which is being encouraged by officers.
<b><i>Next Steps</i></b>	Awaiting receipt of a planning application from the site promoters.
<b><i>Expected Trajectory of Future Delivery</i></b>	To be confirmed upon receipt of a planning application

<b>West Corby</b>	
<b><i>Current Position</i></b>	Outline application approved in December 2019 for up to 4,500 dwellings, associated infrastructure including new

	<p>primary and secondary schools, open and green space and employment spaces.</p> <p>Condition 1 requires all reserved matters for the first phase to be submitted to Council within 5 years from the date of the decision being granted. Currently the focus amongst officers and the site promotor's project team is implementation of the first phase before the end of 2024.</p> <p>The council have discharged the site-wide foul water strategy and the scheme of archaeological resource management. Details submitted pursuant to the discharge of a phasing implementation plan and site-wide design code are currently under consideration.</p> <p>The developers of the site are Taylor Wimpey and Barratts, with the landowners being Rockingham Estate and Great Oakley Estate. Together they form the West Corby Consortium.</p>
<p><b><i>Obstacles to Progress</i></b></p>	<p>Anglian Water foul water drainage infrastructure located in the southeastern section of the masterplan has caused the developers to reconsider the indicative approach to the sequencing of the phasing. The submitted phasing implementation plan shows a reduction in the number units proposed to be delivered in the first phase from 1000 to 349 and the omission of a primary school within the first phase.</p> <p>Officers are satisfied that there is scope within the S106 for alterations to the sequencing and configuration of the indicative phasing plan. A deed of variation will however be required due to the omission of a school in the first phase. There are also conditions associated with the original consent that will need to be varied by way of a section 73 application, as a consequence of the altered phasing strategy.</p> <p>Officers expect the deed of variation and section 73 to be submitted by the second quarter of 2024. Officers are mindful of an informative on the decision notice advising that applications for section 73 and deed of variations will need to be determined by Planning Committee.</p> <p>A Phase 1 affordable housing scheme will also need to be submitted and agreed before the submission of residential reserved matters at this site.</p>

	<p>Due to concerns over the low number of affordable units being provided in Phase 1 coupled with the reduced number of units provided in that phase, Housing officers have expressed concerns over the deliverability of social housing in Phase 1. Notwithstanding this, officers acknowledge parameters of the consent in terms of the percentage of affordable units within Phase 1. The benefit of the reduced quantum of dwellings being delivered in Phase 1 is that the viability review mechanism is brought forward for Phase 2.</p>
<p><b><i>Planned Mitigation</i></b></p>	<p>The affordable housing viability position will be revisited prior to the implementation of Phase 2 in accordance with the periodic viability review mechanism set out in the S106.</p> <p>The developer has indicated that a S106 deed of variation is required specifically in relation to the trigger points for the provision of schools. As the original intention was for this SUE to be self-sufficient in terms of educational infrastructure, a capacity study is being carried out by Education Services, which will be able to determine whether there exists capacity for additional student flows from the reduced Phase 1 in Corby.</p> <p>A meeting is being set up between Education Services and the Developer Contributions Team to discuss the required amendments prior to submission deed of variation.</p> <p>Potential support towards viability/cash flow modelling and analysis to understand and explore solutions to viability issues is being sourced from Homes England.</p>



<p><b>Next Steps</b></p>	<p>As per the planning performance agreement officers are regularly meeting with the consortium to work through the constraints and ensure a dialogue is maintained. A member briefing was held on 2 December 2023 to provide councillors and update on the progress, constraints and implementation limitations in terms of timeline. It was suggested that potentially a quarterly meeting with councillors is set up to keep them updated. By proactively updating councillors, this may reduce the likelihood of objections that may undermine the delivery of Phase 1.</p> <p>Officers also understand that an independent developer led public engagement exercise will be carried out in the form of.</p> <ol style="list-style-type: none"> <li>1. Two public engagement events for members of the general public</li> <li>2. Leaflets</li> <li>3. Website</li> </ol> <p>Officers expect the submission of the s73 and deed of variation application to be submitted for consideration within the first quarter of 2024, with a view for it to be determined in the summer.</p> <p>Also over the summer, officers expect all prior to submission of reserved matters conditions to be discharged. The consortium has indicated that they intend to submit all reserved matters applications by the start of the third quarter of 2023.</p>
<p><b>Expected Trajectory of Future Delivery</b></p>	<p>2023 – submission of phasing strategy and site wide design code, foul water drainage strategy and affordable housing scheme.</p> <p>2024 – consultation of details submitted pursuant to prior to reserved matters conditions and determination. Submission of all Phase 1 reserved matters. Detailed design work for northern access &amp; highway mitigation measures.</p> <p>2025 – Reserved matters planning approval Phase 1 further archaeological works undertaken, S278 and highway mitigation works begin infrastructure works commence.</p> <p>2026 – Construction of the first homes begins, strategic landscaping and play areas are set out. Work begins on the eastern access.</p>



<b>Site</b>	<b>Completions 2022/23</b>	<b>Completions as of 31<sup>st</sup> March 2023</b>
Glenvale Park, Wellingborough	272	385
Hanwood Park, Kettering	521	1,318
High Hayden, Rushden (East)	0	0
Prior's Hall, Corby	114	1,679
Weldon Park, Corby	108	595
Stanton Cross, Wellingborough	105	563
Tresham Garden Village	0	0
West Corby	0	0
<b>Total</b>	<b>1,120</b>	<b>4,540</b>

- 4.12 The indications are that North Northamptonshire Council has a healthy supply of land for development, including a number of active SUEs with many years of delivery still to be made. The significance of the SUEs is recognised and the Council continues to work closely with Homes England and the site promoters to ensure the flow of new homes is not stemmed. If there seems to be the potential of constraints to delivery, the Council is working to understand more about what these are and identify how it can support reducing the risks of delay. The Council is also working with landowners/ promoters and housebuilders to continue to bring forward applications for consideration, and work with statutory bodies and Homes England to continue to contribute towards the numbers of active SUEs building homes in North Northamptonshire.
- 4.13 The Council has also commenced a review of the Joint Core Strategy, in the form of the North Northamptonshire Local Plan, in which it proposes to provide allocations to meet housing need to the extended period of 2041, adding to the stock of new sites coming forward.
- 4.14 Development monitoring is undertaken annually, the latest detail is likely to be available early in 2024. The findings of the housing monitoring will help continue to guide how the Council should respond, in an effort to ensure it continues to maintain a healthy five-year housing land supply.

## **5 Issues and Choices**

---

- 5.1 The issues outlined in this report relate to ongoing obstacles affecting the delivery of SUE's. On development proposals of this scale, such obstacles are commonplace and require collaborative working between site promoters, the Council and numerous other stakeholders to find acceptable solutions.

- 5.2 The report not only identifies the issues delaying progress of some of the SUE's, but also details the mitigation measures being explored to ensure that these issues can be satisfactorily resolved.

## **6 Next Steps**

---

- 6.1 That members note the content of the report.
- 6.2 Officers will continue to work with the variety of landowners, site promoters, developers and other agencies to resolve the obstacles to progress of the SUE's where they exist and ensure there is a steady pipeline of land ready for development to maintain North Northamptonshire's 5-year housing land supply.

## **7 Implications (including financial implications)**

---

### **7.1 Resources and Financial**

- 7.1.1 There are no financial implications arising directly from this report.

### **7.2 Legal and Governance**

- 7.2.1 There are no legal implications arising directly from this report.

### **7.3 Relevant Policies and Plans**

- 7.3.1 Not directly applicable to this report.

### **7.4 Risk**

- 7.4.1 There are no significant risks arising from the proposed recommendations in this report.

### **7.5 Consultation**

- 7.5.1 Not applicable to this report.

### **7.6 Consideration by the Executive**

- 7.6.1 No prior consideration or decisions have been made by the Executive in respect of the report and its recommendations.

### **7.7 Equality Implications**

- 7.7.1 None impacting on the nine protected characteristics defined in the Equality Act 2010.

## **7.8 Climate Impact**

7.8.1 Not directly applicable to this report.

## **7.9 Community Impact**

7.9.1 Not directly applicable to this report.

## **7.10 Crime and Disorder Impact**

7.10.1 Not directly applicable to this report.

## **8 Background Papers**

---

8.1 None