

## North Northants Development Company (NNDC) for Homes & Communities Agency and Communities and Local Government

**Date Established:** 11/09/2001 Became NNDC on 15/05/2006

**Core Partners:** Homes and Communities Agency, East Midlands Development Agency, Northamptonshire County Council, Kettering Borough Council, Borough Council of Wellingborough, Corby Borough Council, East Northamptonshire District Council.

**Board members :** A Alfree, Cllr E Finch, Cllr J Bailey, Cllr P Fawcett, D Brady, D Laing, D Reynolds (Chairman), D Scott, G Harris, Cllr J Hakewill, Cllr J Harker, K Brennan, K Goldenbot, L Manning, M Allen, R Whittaker, Sir P Walker, S Smith

**Chair :** David Reynolds

**Chief Executive Officer :** Simon Evans

**Staff Numbers :** 12 FTE

**Business Plan Period :** 2008/09/10 to 2009/10/12

**URC Area (ha's) :** 98,660

**Population :** 307,000



### General Overview

- Chairman's Review**

Significant progress has been made over this period against a backdrop of considerable economic uncertainty and this report seeks to not only look back on activity and achievements but also to set the scene for maintaining regeneration momentum in the year ahead.

Despite the Credit Crunch, long-term aspirations for North Northamptonshire have not changed. The sub-region remains central to the delivery of the Government's sustainable communities agenda and its growth area programme.

As the biggest single growth area outside London, North Northamptonshire is poised to deliver 52,100 new homes and 47,400 new jobs by 2021. Above all, it is essential to NNDC and its partners that such growth leads to the creation of well-balanced and sustainable communities. For this to be achieved, expansion must be led by improvements in infrastructure and increased job opportunities.

It is pleasing therefore to report on significant funding allocations in respect of strategic road improvements. Removing barriers to growth is a key function of NNDC and the Company has worked long and hard alongside local and regional partners to secure major capital investment in the area's transport network.

The delivery of large-scale transport projects is a complex and lengthy process so it was particularly satisfying to see Corby's new station and a full passenger service open in February 2009. It is worth noting that delivery of the station was completed by 14<sup>th</sup> December 2008, on time and budget. Reconnecting the residents and businesses of Corby to the national rail network and providing a direct service to London has been a key intervention for NNDC and its predecessor Catalyst Corby to transform perceptions of the area and stimulate further investment.

The last 12 months have seen several other key projects progressed and delivered in our town centres. In Corby, construction work on the stunning new 50-metre swimming pool and landmark civic hub is on schedule for their respective openings in Summer 2009 and 2010. Encouragingly, the pace of change is now also being felt in Rushden, Kettering and Wellingborough town centres, where NNDC and partners are seeking to replicate the co-ordinated masterplanning and implementation of projects that has been successful in attracting private investment in Corby.

Joined-up planning is vital to the sustainable development of the North Northamptonshire area so the successful adoption of the Core Spatial Strategy (CSS) in 2008 was a huge step forward for the future growth of the area. The Joint Planning Unit (JPU) was rightly recognised by the Royal Town Planning Institute for its achievement and continues to provide expert support to NNDC in bringing forward the timely delivery of new infrastructure.

As an organisation, we continue to investigate all avenues of potential funding that may be available to the growth area. Kick-starting the housing market is a key priority for all parts of the UK. However, rather than waiting for help to arrive, NNDC has mobilised private and public sector partners to put together a realistic solution for Government consideration.

On behalf of NNDC, I would like to thank our key partners who have continued to work with and support us: Corby Borough Council, East Northamptonshire Council, Kettering Borough Council, Borough Council of Wellingborough, Northamptonshire County Council, Northampton Enterprise Ltd, the Department for Communities and Local Government, East Midlands Development Agency and the Homes and Communities Agency.

- **Chief Executive's Review**

As NNDC approaches its third anniversary, we look back on the most challenging year since the Company was formed.

Partnership working has been key to success and in the instance of strategic infrastructure improvements, several years of close collaboration between stakeholders has resulted in major funding allocations.

While housing delivery continues to be severely impacted by the global Credit Crunch, it is essential that work on key roads, public transport and utilities maintains momentum so that infrastructure provision matches and pre-cedes growth.

In January 2009, the Government confirmed its commitment to the widening of the A14 between junctions 7 and 9 at Kettering, providing a £50m boost to expansion plans for the area. This funding is in addition to Regional Funding Allocations for the A43 Corby Link Road and A509 Isham Bypass and represents substantial progress on complex road schemes.

Such improvements to the transport network are vital if North Northamptonshire is to fully benefit from its enviable strategic location and attract the necessary volume of inward investors and employers.

The opening of Corby's new railway station in February 2009 (After 19 years without a passenger train) was huge step forward in this regard and, coupled with the transformational Parkland Gateway project, is changing perception of the town as a commercial location.

Visitors to Corby over the last 12 months will have been struck by the emergence from the ground of the new Corby Cube civic centre and the Corby East Midlands International Pool has created a real sense of anticipation and excitement amongst the community ahead of its opening in July 2009.

Over the last 12 months, the focus on town centre re-development has been rolled out from Corby to East Northamptonshire, Kettering and Wellingborough. The proactive planning and development of major growth and regeneration projects is key to delivering sustainable economic growth across the sub-region.

As such, the advancement of Wellingborough's Town Centre Area Action Plan, planning and site assembly for East Northamptonshire's Leisure Centre scheme and the commencement of work on Kettering's Market Place re-development are all positive steps forward. There are major development opportunities in our town centres and NNDC continues to work closely with partners to replicate the public and private sector investment that has revitalised Corby.

The Government Growth Fund has played an important part in the improvements already delivered or underway in the area and confirmation in December 2008 of an increased allocation of £35.1m up to 2011 was excellent news. It also represents a significant endorsement of the revised Programme of Development (PoD), which provides a strong case for investment in the North Northamptonshire area and continues to form the basis of NNDC's funding negotiations.

Delivery of the PoD is inextricably linked with the Core Spatial Strategy (CSS), which since our last report has received planning inspectorate approval and adoption by the Joint Planning Committee. Both achievements are vital in carrying forward sustainable growth across the sub-region. The CSS is a great credit to the Joint Planning Unit and local authority partners, which have shown great commitment and expertise in delivering the first plan of its type in the UK.

The CSS provides a robust framework for housing delivery which stands the area in good stead once economic conditions begin to improve. The deterioration of the housing market has of course had a major influence over the last 12 months, manifest in the slowdown between planning being put in place and development opportunities being realised.

The length of the downturn will dictate how much ground is lost against growth area targets but NNDC remains cautiously optimistic that with the necessary infrastructure funding in place, the area can resume its high rates of delivery once the markets pick up.

We are also looking closely at market intervention through an ambitious housing delivery initiative. Working alongside private sector developers, NNDC has put a lot of work into developing a comprehensive and achievable proposition to Government and we are now in discussions with the Homes and Communities Agency on how it might be implemented.

Clearly another challenging year lies ahead but I believe solid foundations are in place both in terms of the process and programme of work and most importantly, the partnerships that are integral to successful regeneration.

## Area of Operation

- **Strategic Framework Overview**

### Approach to Intervention

NNDC plays a critical role in co-ordinating and facilitating the delivery of sustainable growth in North Northamptonshire. It does this by acting as the 'ring master'.

It maximises the leverage of private sector resources and make creative use of public investment in order to realise its vision. This involves three specific approaches:

- **Development gain** - maximising and utilising development gain. NNDC works with the local planning authorities to develop an approach that maximises the use of development gain and ensures that this is 'targeted' towards priority projects;
- **Public-private partnerships** - developing public-private partnerships to prepare and deliver area specific Development and Implementation Frameworks, using combined resources from both sectors. It is important that the public sector partners utilise their land assets to catalyse regeneration through appropriate Special Purpose Vehicles or agreements. These embraces the concept of sharing risk and reward and taking a long-term view; and
- **Recycling receipts** – NNDC, where appropriate and possible, acquires through its partners, strategic landholdings within the area to give it greater control and influence and to tackle specific problems or issues. When these sites are subsequently disposed of, the intention is to seek agreement to recycle or re-use these receipts to fund other elements of the programme.

### Key Priorities

There are two main priorities for the business, as follows:

- (i) To ensure the successful delivery of the projects identified in the Programme of Development; and
- (ii) To ensure that timely decisions are taken and funding made available to remove the main blockages to growth.

### Programme Overview

The NNDC programme comprises four key themes to support the development and growth of housing, the economy, and town centres as follows:

- **Transport and strategic infrastructure** – key road, rail, bus, and town centre interchange facilities, together with water, sewerage, and flood protection measures;
- **Economic growth** – essential town centre and market town improvements, provision of land and premises for employment uses, together with workforce development, business support, and inward investment initiatives;
- **Green infrastructure** – creation of essential open space provision within the Green Infrastructure corridors; and
- **Complementary social activity** – provision of essential complementary social amenities including health, education, arts/culture, and other social facilities.

The core of the programme has been developed through the North Northamptonshire Programme of Development.

### Key projects within the strategic priorities

The Project Progress report is presented in a "traffic light" format to enable Board Members to easily identify those projects which are generally proceeding in line with our Business Plan and implementation programme, and those stalled or stalling projects where attention and action by the NNDC partnership may need to be focused.

In addition to providing an overview of project progress towards milestones, the Traffic Light status designations are intended to convey:  
GREEN – project on programme, on budget and there are no identified or anticipated strategic issues or implications which require Board level attention or intervention.

AMBER – project generally on programme and on budget but there are issues or concerns which Board members may wish to be aware of but which do not presently call for detailed Board consideration or intervention.

RED – projects where progress or implementation is of serious concern, such as to warrant Board awareness and possible intervention. In these cases it is intended where possible to identify mitigation measures to alleviate risk to the project and identify the appropriate agency for action.

This report is divided into 5 sections:

Section 1 – GAF 3 Projects

Section 2 – Community Infrastructure Fund Projects

Section 3 – Sustainable Urban Extensions

Section 4 – Other Major Projects

Section 5 – European Regional Development Fund (ERDF)

Project Name & Description		Current Position on Previous Milestones as at 31 <sup>st</sup> March 2009	Project Milestones 1 <sup>st</sup> April 2009 to 31 <sup>st</sup> March 2010	
Project	Status	Work Programme	Actions to Manage Risk	Milestones
<b>A43 Northampton – Kettering Design Work</b> Preliminary studies to identify the most effective way of relieving traffic congestion on the A43.  Allocation £100,000	GREEN	Work programme is complete . A summary report has been produced by the County Council identifying the potential ways forward in resolving existing and expected congestion on the A43.	Total cost was £74,000 giving an under spend of £26,000. This will be added to our allocation for the next two years and allocated to projects	
<b>Connect 2 the Greenway</b> Scheme to create a national network of footpaths and cycleways. Application by Sustrans for lottery funding has been successful but local match funding also required  Allocation £250,000	GREEN	Following difficulties with securing a connection with Wellingborough Rail Station by a bridge crossing the A45. It has been agreed with Sustrans that lottery funding could be provided through their Links to Schools project subject to an application being submitted and approved. Some redesigns of the proposed cycle ways required	£150,000 of the original funding was rolled over into next year for spend by Sept 30 <sup>th</sup> 2009.  The funding will be spent on carrying out the civil engineering design work for the cycleways.	ENDC has produced revised plans of the cycleways to be developed
<b>Corby Civic Hub</b> Additional funding to enable revised design to be implemented  Allocation £1,700,000	GREEN	Construction of new civic facility. Site works are progressing.	Corby BC are dealing with a number of fee and construction claims which is putting significant pressure on the budget. The project is approximately 2 months behind schedule.  CBC claimed the GAF funding by March 2009. The GAF funding has been drawn down and the space for a potential Café Bistro created. Unfortunately in the current economic situation very little interest is being shown by the market. CBC will test the market again once signs of economic recovery are stronger.	Expected completion now May 2010
<b>Rushden Town Centre Regeneration</b>  <b>Allocation £500,000</b>	GREEN	Rushden Leisure Centre - Replacement of existing leisure facilities to out of town centre to release town centre sites for redevelopment  Preliminary plans have been developed for the scheme and a more detailed delivery plan and procurement strategy is being developed. This is the first phase of a project. The second phase will include the assessment and delivery of those development opportunities created within the town centre.	Procurement of project manager and design team is underway with appointments planned for April 09  Future activities will focus on development opportunities in the Town Centre.	Site Start Planned for Summer 2010
<b>Design work on Isham Wellingborough Improvement (IWIMP)</b>  <b>Allocation £381,600</b>	GREEN	Design a dual carriageway link road between the proposed Isham Bypass and Niort Way Wellingborough thus creating a dual carriageway link from Wellingborough to the A14	The ecological surveys and traffic counts required to progress the project up to the submission of a planning application are underway	The rolled over funding is expected to be fully spent by the end of September 2009.

<b>Kettering Station Quarter</b> <b>Allocation £250,000</b>	GREEN	Provision of pedestrian links from the west of the town to the Train station and beyond into the Town Centre. The project will also need to consider the design and construction of an interceptor car park to the west of the railway line.	KBC appointed Pell Frischmann to lead a multi-disciplinary team on this project and their report has been	Work was completed by March 2009
<b>Kettering Town Centre Regeneration</b> <b>Allocation £3,550,000</b>	GREEN	Implement improvements to the public realm in Market Place and acquire key sites to enable the redevelopment of the Wadcroft Car Park site.	Wrekin Construction were appointed to build the scheme. However, the company went into administration 10/3/09. Weldon were appointed as replacement contractors and the project is expected to be completed on time and to budget.	Completion on site expected June 2009.
<b>Design and implementation of Kettering Walking Cycling Improvements</b> <b>Allocation £1,000,000</b>	GREEN	Design footpaths and cycleways between key points in Kettering as part of efforts to implement modal shift strategy and reduce car usage now complete		All work was completed by March 2009.
<b>Kettering Intelligent Traffic System</b> <b>Allocation £258,000</b>	GREEN	Project will complete the upgrading of the Urban Traffic Control System by introducing the SCOOT system (Split Cycle Offset Optimisation Technique) and ensuring that all signalised junctions within the Town Centre are included		Full spend expected by end of September 2009
<b>Smartcards</b> <b>Allocation £500,000</b>	GREEN	Installation of smartcard readers on every bus operating in North Northamptonshire as part of efforts to make bus travel more attractive and thus reduce car usage	NCC are about to sign a contract with an operator for delivery of smartcard readers	Full spend expected by end of September 2009.
<b>SNEAP</b> <b>Allocation £700,000</b>	GREEN	Improvement of inward investment services as part of phase 1 implementation of countywide economic action plan.	£60,000 of revenue funding was vired into financial year 2009/10 to ensure that sufficient funding was available to cover staff costs	Full spend expected by end of September 2009.
<b>Stanwick Lakes</b> <b>Allocation £450,000</b>	GREEN	Construction of the Visitor Centre proposed by RFT for the site they managed on behalf of ENDC at Stanwick Lakes	The original scheme is complete some further funding has allowed the construction of an additional phase prior to the opening of the centre.	Project was completed by end of March 2009
<b>Update of County Transport Model</b> <b>Allocation £350,000</b>	AMBER	Update the Saturn Traffic model and thus ensure that the traffic and modal shift implications of housing allocations can be more accurately predicted	Work to validate and complete the traffic model is underway.	Full spend expected by end of September 2009.
<b>Design of Wellingborough North South Link Road</b> <b>Allocation £100,000</b>	GREEN	Investigate and design options for dealing with expected increased traffic flows from the developments at WEAST, East of Weast, and Eastfield Urban Quarter	Work completed and final report now received.	Full spend completed by end of March 2009.
<b>Design of Wellingborough Inner Relief Road</b> <b>Allocation £200,000</b>	AMBER	Designing the junction and other improvements required to make the inner ring road work more effectively and facilitate bus penetration of Town Centre	£100,000 was rolled forward into 2009/10 to allow for carrying consultation and finishing design work after the completion of the consultation by BCW on their public realm works on Sheep Street.	Full spend expected by end of September 09

<b>Wellingborough Design Guide</b> <b>Allocation £200,000</b>	GREEN	Master planning of Wellingborough Town Centre including the production of detailed design guidance to safeguard the heritage of the area		Work completed by March 09
<b>Wellingborough Town Centre Site Assembly</b> <b>Allocation £1,500,000</b>	AMBER	Agreed that the funding should be reallocated towards ensuring that the Tresham relocation goes ahead.	Continuing uncertainty about the status of LSC funding.	Decision expected by the LSC by June 2009
<b>Priority 1 A14 Ramp Metering (Bid Value £1.3 million)</b>	GREEN	Project will increase the capacity of the A14 to cope with additional housing growth until 2014. Expression of Interest submitted, awaiting decision as to whether full business case needs to be submitted.	Highways Agency have prepared the business case for submission to DfT/CLG	Project approved 27 March 2009 Highways Agency working up programme for implementation
<b>Countywide Priority Northampton- Wellingborough Bus Rapid Transit (Bid Value £5.3 million)</b>	GREEN	The project will provide a rapid bus link along the route of the A45 from Northampton to Wellingborough which would help to relieve congestion on the A45.	CIF bid approved project is proceeding to submission of full business case	Project approved 27 March 2009 NCC working up programme for implementation
<b>Priority 2 A43 Link Road Corby Dualling (Bid Value £17.35 million)</b>	GREEN	The project would if approved secure the additional funding required to enable the road to be built to dual carriageway standard instead of the single carriageway design for which funding has been secured..	CIF bid rejected revised application submitted to RFA funding decisions awaited	Project confirmed in the RFA programme
<b>Priority 3 Isham Wellingborough Improvement (IWIMP) (Bid Value £14.89 million)</b>	RED	The project would if approved secure the additional funding required to link the proposed Isham By-pass to Park Farm Way on the edge of Wellingborough thus helping to access the Upper Redhill sustainable Urban extension.	CIF bid rejected. County Council will submit formal application through RFA once current GAF funded design work is far enough advanced to seek planning permission	Current indications are that no RFA money will be available. NCC will look to reapply through CIF
<b>Priority 4 Park Farm Way Dualling (Bid Value £15.5 million)</b>	RED	The project would if approved dual the existing Park Farm Way around the outskirts of Wellingborough thus reducing congestion that might result from the Upper Redhill sustainable urban extension.	CIF bid rejected. County Council currently considering how the scheme could be funded given the large number of projects across the region seeking support through the RFA.	
<b>Priority 5 Weekley Warkton Bypass (Bid Value £17.23 million)</b>	RED	The project would if approved provide a by-pass of these villages which would otherwise experience a substantial increase in traffic as a result of the construction of the Kettering East sustainable urban extension.	CIF bid rejected. Need to resolve English Heritage objections to planning application before further progress can be made.	

<p><b>Wellingborough East (WEAST)</b> 3,200 houses</p>	RED	<p>WEAST has been identified in the Wellingborough Local Plan as a location for significant expansion to accommodate planned growth under the sub-regional strategy. A site of some 361ha has been identified, which is expected to accommodate some 3,200 new homes and 110ha of new employment land, together with a neighbourhood centre, an extension to the rail station and new public open space. Outline planning consent was granted in January 2008.</p>	<p>Section 106 now signed and completed January 2008.</p> <p>Collaboration agreement between landowners/developers awaited, plus other matters concerning the developers revision of scheme which will cause major delays if new application is submitted.</p> <p>Partnership Villages could unlock this however there is uncertainty at present around the model and funding from HCA.</p>
<p><b>Upper Redhill</b> 3000 houses</p>	RED	<p>Planning application was refused February 2009.</p>	<p>Date for appeal to be heard anticipated June 09.</p>
<p><b>Kettering East</b> 5,500 houses</p>	AMBER	<p>It is unlikely that the application will go to Committee before June 2009</p>	<p>Planning application not currently timetabled for consideration by Committee –may go to committee in June but not yet confirmed. Still issues regarding access and highway matters which will require resolving prior to the application being submitted. Applicant progressing with the relevant Authority regarding this.</p>
<p><b>Priors Hall CBC</b> 4,300 houses</p>	AMBER	<p>Priors Hall planning application was submitted for 4,300 dwellings in June 2004 and was approved by the Council in April 2005, however, delays in commencement on site are afoot due to the economic climate. There is no activity on this site at present</p> <p>Partnership Villages could unlock this however there is uncertainty at present around the model and funding from HCA.</p>	<ul style="list-style-type: none"> <li>• Priors Hall section 106 completed and signed by all parties</li> <li>• Corby Academy construction opened in Sept 08</li> <li>• Zone 1 infrastructure nearing completion. Zone 2 infrastructure planning application submitted</li> </ul>

<b>Priors Hall ENDC 800 houses</b>	AMBER	Planning application for 800 houses at Priors Hall East Northants remains undetermined		<ul style="list-style-type: none"> <li>• Council awaiting more information on noise issues</li> <li>• Planning application not currently timetabled for consideration by Committee</li> </ul>
<b>Section 4 - Other Major Projects</b>				
<b>Corby Parkland Gateway Phase 1</b>				
50m Swimming Pool	GREEN	Pool under construction on programme and to budget	Planning application for the car park has been submitted March 2009. Temporary arrangements will be in place for the initial opening with the construction a car park planned to be complete by Oct 09.	Completion due May 2009 Opening June 2009 Official Opening July 2009.
<b>Corby Parkland Gateway Phase 2</b>				
Car parking provision	AMBER	Multi Storey Car Parking or equivalent needs to be secured for long term development of the Town Centre	Action plan being developed and funding bids being prepared by CBC for town centre car parking.	
Tresham Institute and Mixed-use Development	AMBER	Relocation of Tresham Institute to enable the redevelopment of the site for mixed use	Confirmation of LSC funding deferred to June 09.  Design work is progressing at risk	
Woodland Management and Corby Central Park	AMBER	Future woodland management plan to be established	CBC to identify and secure funding streams for woodland management. Agreement needed to woodland management to release occupation condition on planning for Pool and Civic Hub	Agree Woodland Management Delivery Model and Funding May 2009
George Street Improvements and associated junction improvements	AMBER	Improvements to George Street and public realm to create an integrated civic and retail area.	Public consultation required Principles of design to be adopted by CBC Funding for delivery to be secured via GAF bid and highway planning tariff funding	
Central and Station Area Development sites	GREEN	Contract to Master Plan 35 acre site to the east of Corby Town Centre will need to be tendered	Stakeholders to agree principles of development March 2009. Funding bid for GAF sort by CBC to progress the delivery.	
Corby Walk	GREEN	Route linking woodland through town centre to station, including bridge link across tracks.	Initial scheme design prepared and circulated to stakeholders for consultation. Funding still to be secured for delivery	

Corby Town Centre – Retail Core- Phase 2 Evolution Corby	GREEN	Up to 340,000 sq ft of new retail floorspace. New residential apartments. Two new car parks providing up to 1,600 spaces. Improved routes and connections within the town centre to enhance circulation and permeability. High quality public realm including improved lighting, street furniture and signage. Enhanced pedestrian and vehicular access, including improved waiting areas for public transport users. Creation of a boulevard along Westcott Way.		Public consultation January 2008 Outline planning application submitted spring 2008 Further consultation Mid 2008 Detailed planning application submitted Late 2008 Early 2009 Construction begins Late 2009 Opening of new development 2012
Corby Enterprise Centre	AMBER	Quality managed workspace with business support	Funding awarding for project.  Funding and developer agreements continue to be negotiated.  Project approx 2 months behind programme.	Funding Awarded February 09 Funding Agreement to be signed May 09 Contract with the Developer Bela June 09. Planning application to be submitted July 09 Planning Approval anticipated Sept 09 Construction to commence on site Autumn 09 Construction Completion Autumn 2010
Place Marketing	GREEN	The agreed way to proceed for place marketing is on the basis of the “Family Option” outlined in the Discussion Paper. The next stage of place marketing will involve: <ul style="list-style-type: none"> <li>• Clarifying the positioning and messages of NNDC’s corporate image, which is used for ongoing collateral such as Annual Reports etc. and for the North Northamptonshire positioning to Government.</li> <li>• Role out of branding for the towns of Wellingborough, Kettering and Rushden, including visual and verbal expressions.</li> <li>• Continued work with NEL on how the applications can work alongside the “Let Yourself Grow” brand, particularly around Inward Investment</li> <li>• Working up ideas for how a “North Londonshire” campaign might look.</li> <li>• Creation of a brand storybook and toolkit.</li> </ul>	NNDC in discussion with partners and new marketing agency over campaign strategy and structure and funding mechanisms	Formal appointment of new Marketing Agency 4 <sup>th</sup> June 2009

Corby Northern Orbital Road	GREEN	Construction of a new orbital road to serve the needs of Rockingham Speedway.	A Joint venture between the County Council and Bee Bee developments was required to provide the funding needed to construct this road. The County Council contribution of £6 million towards the £13.52 million scheme was to come from an approved bid to the Community Infrastructure Fund.  Work on bridge over Willow Brook due to start in September 2008.	On site Jan 2008 CLG approval given to roll over £1.9 million of funding into 08/09 Expected completion by Dec 08 On track for completion Dec 08.
Corby Rail Station and Transport Interchange.	GREEN	Re-establishment of a new high quality railway station and transport interchange	Scheme complete with train and bus service fully operational.	Official Launch 27 <sup>th</sup> April 09 – Rail Station now fully operational.
Water Cycle Study	GREEN	Phase 1 of study completed  Phase 2 completion expected June 09		Draft report now received final version expected June 2009
<b>Section 5 – ERDF Fund Potential Value to Corby £2.2 Million</b>				
Four projects currently under consideration subject to meeting the requirements of the Operational Programme for the East Midlands		Corby Enterprise Centre  Corby Walk/ George Street Improvements  Central Business Area/ Technology Realm  Corby Station	Only Corby Enterprise Centre now being progressed to EMDA's Board (see detailed entry under section 4 page 13)	

## Value For Money

NNDC is a unique delivery vehicle in that it works across five local authority areas to promote partnership working and create the right environment for private engagement and investment.

NNDC has helped North Northamptonshire to deliver:

- A 76% uplift in housing completions 2001.
- 14,500 new homes (28% of its target of 52,100).
- A clear platform for development and investment in the form of the North Northamptonshire Core Spatial Strategy. The first Core Spatial Strategy to be adopted in the East Midlands and the first of its kind in the UK.
- Planning permission in place for over 13,500 new homes.
- An exemplar Water Cycle Strategy that tackles cross-boundary issues to support housing and economic growth that's being used as a template for other areas.
- A ground breaking approach to securing transport solutions working with the Highways Agency, DfT and local partners.
- Sustainable Design guidance through as joint Special Planning Document based on Building for Life.

Establishing working relationships with appropriate partner organisations, identifying strategic areas for collaboration and advising on new initiatives and projects are key functions of NNDC.

Such activity ensures NNDC continues to act as a catalyst for change and ensures that, wherever possible, the pace of delivery is increased.

In October 2008, NNDC submitted a revised Programme of Development (PoD) on behalf of partners to the Department for Communities and Local Government.

The PoD provides not just a business case for investment but also prescribes the timing and phasing of development across the sub-region. NNDC's PoD was one of the first in the country and recently received the highest score in a CLG Audit (10 out of the 14 categories being the highest ranked in comparisons to alternative regeneration plans).

The considerable amount of work that went in to producing this important document was rewarded with an increased three-year Growth Fund allocation of £35.1m up to 2011, a £7m increase on what had been originally earmarked for the area.

Beyond the paramount concern of securing public and private sector investment, NNDC provides the sub-regional leadership that has created synergy between local authorities, government agencies, utility providers, landowners, employers and other private sector partners.

It continues to play a critical role in delivering the projects, processes and partnerships that have raised quality standards and local aspirations and challenged outdated perceptions of the area.

These include:

- SNEAP (Strategic Northamptonshire Economic Action Plan). The SNEAP will provide the economic vision and route map for delivering more jobs, better jobs and jobs in the right places. This is a key initiative in partners' efforts to transform the performance of the county's urban areas.
- Corby Railway Station – An award-winning public/private sector project co-ordinated by NNDC in conjunction with the HCA, the chief funder and site owner. Completed on time and on budget, the station and new direct service to St Pancras International will unlock £200m of future commercial investment
- The commencement of work on major improvements to the A14 following the commitment of £100m of public funding
- *More in Corby* -The best example of place marketing, twice named Best Public Sector and Regeneration Campaign in the Estates Gazette's Property Marketing Awards, which has helped transform perceptions of Corby as a place to live, work and visit.
- The £8.3m Corby Enterprise Centre which will provide an ideal home for innovative and expanding businesses and provide local residents with a fantastic opportunity to realise career ambitions.
- The commencement of town centre regeneration in Kettering and Rushden and the completion of major environmental improvement works in Irthlingborough and Raunds.
- Water Cycle Strategy - In October 2008, NNDC took part in a Water Cycle summit at Kettering Conference involving representatives from Anglian Water, the Environment Agency, the five local authorities and the Joint Planning Unit. The summit was convened to ensure infrastructure improvements match the pace of local housing development without compromising the environment. By fostering a co-ordinated approach to tackling cross-boundary issues, partners have been able to make good progress on the delivery of the sub-region's Water Cycle Strategy.

## Good News Opportunities For The Year Ahead

### Key Activities

- **Corby East Midlands International Pool** - The town's new £18m 50-metre swimming pool opens on 24th July 2009, providing residents of Corby with a range of sporting and leisure activities that have seen the facility already included in both the London 2012 Olympics and Paralympics Training Camp Guides.
- **Corby Cube** – Corby new £34m civic hub is topped and scheduled to open in summer 2010. Funded by Corby Borough Council, East Midlands Development Agency, the Department of Communities and Local Government, the Homes and Communities Agency and Northamptonshire County Council in partnership with the North Northants Development Company, this building will become the focal point of community life in Corby.
- **HCA Kickstart Housing Delivery Programme** – The potential delivery of 1,146 new homes by an ambitious and innovative public/ private sector partnership that brings NNDC together with landowners and developers and local authority partners.
- **Tresham College, Corby** - The commencement of exciting re-development plans for Tresham College in Corby following Government approval of capital funding for a new education and training building. This will deliver high quality education and training courses for young people and adults in the local area and provide the platform for North Northamptonshire New University Challenge bid.
- **Joint North Northamptonshire Rail Strategy** - This pulls together the 5 local authorities into 1 common strategy for the good of the transport infrastructure and looks forward over the next 30 years with the overarching objective of helping sustained regeneration of the core towns in North Northamptonshire. It also has a short term objective of providing vital input into Network Rail's East Midlands Midland Main Line Route Utilisation Strategy and a look ahead to the electrification of the railway line north of Bedford.

## Others

- A new visitor centre at Stanwick Lakes countryside attraction and nature reserve opened in April 2009 – creating a new landmark building that is expected to attract 250,000 visitors to the region every year.
- At North Kettering Business Park Specsavers will be opening a 46,500 sq ft warehouse which is scheduled to open in May 2009 creating 150 jobs. In July 09 Holiday Inn Express will be opening a 120 bedroom hotel while Harvester will be opening a family pub.
- Over the last 12 months, NNDC has worked together with the four Borough Councils, the County Council, Tresham Institute, the University of Northampton, Northamptonshire Enterprise Limited and Northamptonshire Learning and Skills Council as part of the North Northamptonshire Higher Education Partnership (HEP). The bid which will be submitted end of June 2009 represents a great opportunity for the area.
- NNDC is working with local authority and education partners on a five-year plan called the North Northamptonshire Construction Initiative. This aims to ensure local people have the requisite skills to take advantage of the major employment opportunities, which will be created by new housing and infrastructure development over the next 15 years.
- Preparation work for the Isham Wellingborough Improvement (IWIMP) is underway, with highway studies being conducted which will inform the detailed design of a road linking the proposed Isham Bypass with the Wellingborough Ring Road. Once complete, this road will provide a direct link from the town to the A14.
- Other infrastructural improvements in Wellingborough include the Inner Relief Road which will introduce a bus lane within the existing carriageway. The scheme has passed initial feasibility tests and is now subject to consultation. It is intended that construction will start early in 2009/10. The town's North-South Link Road, which will link Midland Road and Finedon Road is currently subject to an overall feasibility study, paving the way for the delivery of this important congestion-reducing scheme.
- In Kettering, the first phase of the 'Station Quarter Transport Hub' has begun. The provision of a car park to the west of the railway line is being assessed, as plans are developed to deliver a major infrastructural transport and employment hub in the town.
- Much work is being done to improve the town's existing traffic management solution, including the implementation of an 'Intelligent Traffic System' which will link real time traffic flows to a centralised computer to gauge pressure points and ease congestion in the town centre.
- 2009/10 will see the completion of the fourth new walking and cycling route in Kettering. This project, which is being jointly led by Northamptonshire County Council and Kettering Borough Council, is designed to encourage more environmentally-friendly forms of transport, which will in turn reduce congestion and promote healthy living.
- In addition, the secured Growth Area Funding will facilitate the introduction of 'Smartcard' readers on all buses which operate throughout North Northamptonshire. This is a significant step towards the delivery of the County Council's strategy to promote a modal shift and reduce the impact of growth on the future highway network.
- One of the major infrastructure projects in the coming year will be to develop a universal County Transport Model. This is fundamental in planning the location of new housing that the County needs to deliver as part of the Milton Keynes South Midlands Strategy. To date, the County has never benefited from an integrated single multimodal traffic model and this project will provide a valuable update on existing survey information.
- In Wellingborough, Bee Bee Developments, the private property company behind Priors Hall, has submitted planning applications to build 3,000 homes at Upper Redhill as part of the Wellingborough North Sustainable Urban Extension.
- A blueprint has also been drawn up to ensure the other major housing development planned for Wellingborough meets the highest possible standards. The Stanton Cross Urban Design Code covers every aspect of the Bovis Homes development, which will create 3,200 homes and 9,000 jobs over the next 10 years.

## Links to Other Programmes

MKSM – Sub regional strategy – housing growth area. DCLG growth area funding. East Midlands Sub-Regional Economic Strategy – Key delivery area for jobs, productivity and restructuring of the local economy.

## Evaluation and Succession Planning

NNDC is a limited life organisation. The issue of succession arrangements will be reviewed each year and details developed after five years of operation. However, a number of basic principles will underpin the succession arrangements as follows:

- creating self-sustaining growth and regeneration – by removing barriers, addressing problems and delivering high quality sustainable communities;
- ensuring future investment programmes and maintenance arrangements are realistic and well resourced; and
- developing funding models that maximise the use of private sector resources.

Within this context the board will review the timescale for the operation of NNDC after five years. It will continue to review the most appropriate succession strategy for the Company.

Direct Output	Lifetime	Achieved up to 31/3/09	% of lifetime outputs
Public Sector investment (£m)	110.7	107.2	96.8
Private Sector investment (£m)	209.2	209.2	100
Commercial Floor Space (sq m)	90471	6086	6.73
Jobs Created	2102	1033	49.1
Housing Units	2255	2255	100
Land brought back into use (ha)	101.4	101.4	100

Lifetime gearing 1.9

Brokered Output	Lifetime	Achieved up to 31/3/09	% of lifetime outputs
Public Sector investment (£m)	0	0	0
Private Sector investment (£m)	0	0	0
Commercial Floor Space (sq m)	0	0	0
Jobs Created	0	0	0
Housing Units	16700	0	0
Land brought back into use (ha)	0	0	0

## Finance

Income & Expenditure account for 1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2009

	Budget Annual £000	Budget YTD £000	Actual YTD £000	Forecast Outturn £000	
<b>Income/Funding</b>					
EP	294	294	292	292	
RDA	294	294	291	291	
Council	1050	1050	1100	1100	
ERDF					
Other	128	128	198	198	
<b>Total</b>	<b>1766</b>	<b>1766</b>	<b>1881</b>	<b>1881</b>	
<b>Expenditure</b>					
Staff Costs*	771	771	886	886	
Offices/Premises Costs	143	143	129	129	
Traveling/Transport	18	18	19	19	
Consultants PI/Proj	224	224	331	331	
PR/Marketing	521	521	457	457	
Other	85	85	120	120	
<b>Total</b>	<b>1762</b>	<b>1762</b>	<b>1942</b>	<b>1942</b>	
Surplus/(Deficit)	4	4	(61)	(61)	

%Exp÷ Total  
EXP

Average No. of Staff

12FTE

## Comments

Staff Cost \* - includes FRS17 pension adjustments on Actual YTD and Forecast Outturn columns.