

**Homes and Communities Agency (HCA)
North Northamptonshire Local Investment Plan (LIP)**

1 Purpose of Report

- 1.1 (a) To inform Members about the Homes and Communities Agency's (HCA) Local Investment Plan (LIP) which is currently being drafted for North Northamptonshire.
- (b) To allow members to provide comments on the proposed priority of projects to be identified in the LIP.
- 1.2 This proposed action helps to achieve the Council's corporate objective of Promoting High Quality Growth.

2 Executive Summary

The Local Investment Plan will set out the priority investment required for an area to deliver the agreed vision and economic purpose of the place.

3 Appendices

Appendix 1 - North Northamptonshire Local Investment Plan (LIP) - Wellingborough Priorities.

4. Proposed Action:

4.1 That the Committee RESOLVE that the priorities identified in Appendix 1 – (North Northamptonshire Local Investment Plan – Wellingborough Priorities) are used as the basis for Wellingborough's submission to the Homes and Communities Agencies, North Northamptonshire Local Investment Plan.

5 Background

- 5.1 The Local Investment Plan is a document required by the HCA which sets out the housing and regeneration investment priorities for all sub-regions within the country. The one for North Northamptonshire is therefore currently being developed and needs to be in place by March 2011 or before. This involves key stakeholders including the Local Authorities and North Northamptonshire Development Company (NNDC).
- 5.2 The Local Investment Plan will set out the investment required to deliver the agreed vision and economic purpose of North Northamptonshire. This will identify the needs to be addressed, based on robust evidence from local strategies, including the Sustainable Communities Strategy, Local Development Framework and the Local Economic Assessment (from April 2010).
- 5.3 The LIP will include objectives, outputs and outcomes that are expected from

each partners' interventions. This will cover key areas for potential investment:

- Spatial priorities for strategic growth sites, town centre renewal and regeneration as it contributes to the regeneration of the place;
- Targets for growth, affordability, renewal, rural housing, including specific groups such as older people, disabled people, BME communities, vulnerable people and Gypsies and Travellers;
- Social, economic and environmental sustainability, including mitigating and adapting to climate change;
- Employment, training and apprenticeships according to local strategies tied to our investment;
- Land supply;
- Physical and social infrastructure of all types;
- Governance and arrangements to ensure the delivery of the Plan;
- Delivery roles and responsibilities, with costed and timed proposals;
- Risks with measures to manage and mitigate them; and
- Opportunities that may arise.

5.4 In addition to these priorities for housing and regeneration, the Investment Plan should also include assumptions on how affordable housing is to be funded, how the Decent Homes Standard is to be achieved and priorities for housing specific groups of people with support needs and for vulnerable people.

5.5 From the Local Investment Plan, a Local Investment Agreement will be drafted and agreed which sets out the funding and resources that the HCA will invest in the area over time as resources are made available, and the outputs and outcomes expected from them.

5.6 The Corporate Director – Development is our representative on a Single Conversation Board which discusses and agrees the way forward with this Local Investment Plan. This Board has agreed that it will try to get the draft Local Investment Plan agreed for June 2010 and adopted by all the stakeholders for a Launch in August 2010. This timescale is likely to slip until agreeing the draft in October 2010 and having the final plan completed by March 2011.

6 Discussion

6.1 In order to develop the Local Investment Plan, the Council has provided the HCA with a draft Housing and Regeneration Intervention Sheet of all of its projects. In order to take this forward into the LIP the Council has been asked to prioritise the projects within this document.

6.2 The table in Appendix 1 identifies the suggested priorities proposed by Officers for the period 2011 to 2014. The High Priorities are identified in priority order, while the Medium and Low priorities are identified on an equal basis and further work will be needed to identify their priority order.

6.3 These are prioritised as such for a number of reasons. The priorities are higher to reflect their ability to be delivered early (e.g. Eastfield Urban Quarter Phase 1 is top as this can be delivered shortly) or for their Strategic Priority to the Council.

6.4 The LIP will be reviewed on a regular basis and further projects will be identified

for the period 2014 to 2020 at a later stage.

7 Legal Powers

7.1 Local Government Act 1972

7.2 Local Government Act 2000

8 Financial and Value For Money Implications

8.1 Significant funds will be needed to achieve the projects identified by the Council. This process identifies key priorities and seeks to secure funding for them through the HCA. Any funding requirements not already within existing budgets will be highlighted and relevant reports will be developed to bid for these additional resources.

9 Risk Analysis

Nature of risk	Consequences if realised	Likelihood of occurrence	Control measures
Funding is not secured for housing delivery and regeneration.	The investment and redevelopment does not occur leaving the town vulnerable to further economic decline and stagnation.	Medium to High	Agree the identified Priorities and work with the HCA to develop these projects.
Projects not given high priority for North Northamptonshire.	The investment and redevelopment does not occur leaving the town vulnerable to further economic decline and stagnation.	Medium to Low	Work with the other Local Authorities, NNDC and the HCA on the Steering Group to develop a clear criteria for prioritisation.

10 Implications for Resources

10.1 Significant internal and external resources needed throughout the plan delivery process. A better planned and costed delivery programme will enable greater potential to access and lever in additional external funding.

11 Implications for Stronger and Safer Communities

11.1 Major contribution to community cohesion, and community safety matters and

the objectives within the local area agreement

12 Implications for Equalities

- 12.1 Major obligation within the design and evaluation of projects to assess the impact of proposals both in terms of project management and on different groups in Wellingborough.

13 Author and Contact Officer

James Wilson – Corporate Director, Development

14 Consultees

Steven Wood, Head of Built Environment
Victoria Phillipson, Growth and Development Manager
Vicki Jessop, Housing Strategy Manager
Carol Conway, Principal Housing Strategy
Sue Bateman, Senior Planning Policy Officer
Jennifer Bell, Project Co-ordinator
Nicola Dennis, Economic Development Manager
Amanda Johnson, Project Co-ordinator

15 Background Papers

Draft Local Investment Plan

North Northamptonshire Local Investment Plan (LIP)
Wellingborough Priorities

High Priority

Ref	Intervention	Location/Description	Output	Cost
1	Growth Sites – East of Eastfield Road Phase 1	Mixed use/tenure (including supported accommodation) development on eastern side of Wellingborough.	80 dwellings	£1m
2	Growth Sites - Stanton Cross Urban extension Phase 1	Mixed use/tenure development on eastern side of Wellingborough. Mixed use/tenure (including supported accommodation) development on eastern side of Wellingborough.	300 dwellings & Route 4.	£44m
3	Town Centre Regeneration – High Street Site Phase 1	Mixed use/tenure development (including supported accommodation) in Wellingborough Town Centre.	78 dwellings & 100m ² of B1.	£1,720,000
4	Growth Sites – East of Eastfield Road Phase 2	Mixed use/tenure development (including supported accommodation) on the eastern side of Wellingborough.		
5	Educational Facility Relocation	Relocation of Tresham from Church Street in Wellingborough Town Centre.	Office in the Town Centre of 1000m ² & Skills Centre of 4000m ² out of town with good transport links.	
6	Hardwick Park	Allocated land for housing. Mixed tenure for general needs and accommodation for people with Learning Difficulties on the western side of Wellingborough. Land Assembly in process.	30 dwellings	£840,000
7	Chester Road & Regeneration of Castle Fields	Mixed tenure site (including elderly provision and regeneration of recreational facility) on the eastern side of Wellingborough.	143 dwellings - 31 general needs outright sale, 25 sale for older people and 25 LSE, 15 shared ownership and 47 general needs rent	£4,458,000
8	Bourton Way and Windsor Road	Allocated land for housing. Mixed tenure development on the western side of Wellingborough.	150 dwellings	
9	Rural housing grant < 3000	Grendon	6 dwellings	
10	Limited Service Role	Earls Barton (40 units), Finedon	52 dwellings	

Appendix 1

	Villages (population 3000 to 10,000)	(6 units) and Irchester (6 units)		
11	Brownfield Sites	Henshaw Road	12 dwellings	
11a		Lea Way	0.83 acres - 25 dwellings	
11b		Site at 137 Newcommen Road	5 dwellings	
11c		Calendar Pub, Swinburn Road	22 dwellings	
11d		Prince of Wales Pub, Croyland Road	16 dwellings	
11e		Land in Salem Lane	9 dwellings	
11f		Palmer Court extension	11 dwellings	
11g		43-44 Market Street	4/5 dwellings	
11h		Sunlight Factory Buckwell End	20 dwellings	
12	Gypsy and Traveler pitches	To be determined	13 pitches	
13	Empty Properties	Various	56 dwellings	
14	Heritage & Shop Front Improvements	Key properties and shops within Wellingborough Town Centre.	Improvements to buildings and shops in the Town Centre.	£3m

Medium Priority

15	Chester House Farm Heritage Park.	Scheduled Ancient Monument site on the southern side of Wellingborough.	Development of possible business units/offices etc.	
16	Land at Park Farm Way /Shelley Road	Allocated land to be brought forward for housing and community facilities. Mixed tenure, provision of supported accommodation.	700 dwellings	
17	Town Centre Regeneration – Church Street & Market Square Phase 1 redevelopment – Infrastructure.	Mixed tenure development including flats over shops in Wellingborough Town Centre.	Northern Interceptor Road to release site for retail development including a car park.	£4m
18	North of Park Farm Technology & Managed Workspace Infrastructure & delivery.	Employment land site to the North of Park Farm Industrial Estate on the West of Wellingborough.	6.69ha of B1 use.	£10m
19	Create a Business Improvement District	Wellingborough Town Centre.	N/A	
20	Growth Sites – Wellingborough North Urban Extension Phase 1	Mixed use/tenure (including supported accommodation) development to the North West of Wellingborough.		£32,000,000 Infrastructure
21	Rural housing grant for exception sites.	All villages in the Borough with a population under 3,000.	10 dwellings per annum	£600,000
22	Rural housing grant.	All villages in the Borough with a population under 3,000.	6 units per annum. Bozeat/E Maudit - 10, Wilby - 10, Mears Ashby - 6, Great Doddington - 6, Isham - 6	£300,000
23	Limited Service Role Villages (population 3000 to 10,000) - housing grant for exceptions sites.	Earls Barton, Finedon, Irchester and Wollaston (population over 3,000 to 10,000)	10 dwellings per annum	£600,000
24	Limited Service Role Villages (population 3000 to 10,000) - housing grant.	Earls Barton, Finedon, Irchester and Wollaston (population over 3,000 to 10,000)	8 units per annum - Wollaston 30	£540,000
25	The Embankment	On the eastern side of Wellingborough.	24 units	
26	Croyland Road (former swimming pool site)	Site for elderly supported accommodation on the western side of Wellingborough.	Site is 0.7ha. Third is expected to be developed for housing, third for medical	£3,000,000

Appendix 1

			facilities and a third for community and leisure. No of dwellings will be dependent on the type of accommodation, estimate 11(50dwph)	
27	Town Centre Regeneration – Rear of Cambridge Street/Alma Street	Mixed use/tenure development and flats over shops at the rear of Cambridge Street/Alma Street in Wellingborough Town Centre.	56 houses 4056 m ² of community/commercial use.	£6,000,000
28	Brownfield Sites	Stroud Road		
28a		Land at Mill Road-Stroud Road		
28b		Land at Highfield Road		
28c		Land at Melton Road North		
28d		Land at Hill Street		
28e		Land in Rock Street		
28f		Land in Grt Park Street		
28g		210 Midland Road	24 dwellings	
28h		Senwick Road	30 dwellings	
29	Station Interchange & Gateway Project – Phase 1	Transport Interchange and regeneration of the Station area of Wellingborough.	Development of the western side of the Station as part of Stanton Cross.	
30	Doddington Road/Spur Road – housing grant	Mixed tenure, provision of supported accommodation.	35 dwellings	£1,500,000
31	Doddington Road (known formerly Abbeyfields)	Mixed tenure development, supported accommodation.		
32	Town Centre Regeneration – Post Office Building	Mixed use development in Wellingborough Town Centre.	73 dwellings	£9,000,000

Appendix 1

Low Priority

33	Rural housing grant.	All villages in the Borough with a population under 3,000.	Approx 6 per village for Ecton, Orlingbury, Hardwick and Great Harrowden.	
34a	Brownfield Sites	Newcommen Road car park		
34b		Victoria Junior School site, Stanley Road-Mill Road		
34c		Lister House, 49 Lister Road		
34d		1-5 Buckwell Place		
34e		Hemmingwell Lodge		
34f		Olympic Way		
35	Town Centre Regeneration - Public Realm Phase 2	Various Projects identified in the Public Realm Strategy.	Public Realm Improvements	£12,000,000
36	Green Infrastructure	Various projects.	Green Infrastructure	
37	Growth Sites – Any additional sites identified by the Site Specific Development Plan Document	Mixed use/tenure developments	TBC	£1,080,000

