

**High Street/Jacksons Lane Background/Timeline**

The Drill Hall site and other pieces of land acquired by the council over several years to facilitate a site for a new Swimming Pool but in 2004 the decision was made to put this onto the old Depot site in Cannon Street and move the depot facilities to Finedon Road Industrial Estate.

High Street Development Brief was agreed at Economic and Environment Committee on 22 March 2006 and adopted by the Council on 4 April 2006 as a Supplementary Planning Document (SPD). This provides a framework for how a mixed-use development can be delivered on this site and an illustrative plan from this document is shown below:

**June 2007** - Knight Frank was appointed to advise the Council on Developer Procurement issues. Due to depleting market conditions, the site did not receive any interest from developers at that time.

**Sept 2007** - The Council received £1.5million from GAF II Funding for doing further work on the High Street and purchasing and demolishing properties on the High Street ahead of the CPO, this money has now been spent.

**9 October 2007** – Resources Committee and Council on 23 October 2007 approved the making of a land assembly for those parcels of land the council were not able to purchase through negotiation and a CPO was made. The CPO was confirmed by the Secretary of State in December 2008.

**July 2009** - the Wellingborough Town Centre Area Action Plan (TCAAP) was adopted, which identified a number of priority regeneration opportunities, including this site.

**September 2010** the Council received £42,000 of funding from the Homes and Communities Agency (HCA) to carry out the procurement process and appointed consultants Deloitte Real Estate (DRE) to advise on the best way forward.

**January 2011** - the rear of the Drill Hall was demolished and made into a temporary car park. The Council started the construction of 'Derek Hooton Way', using £1 million GAF funding which was completed in March 2011.

**4 January 2011** - Councillor G Lawman and Councillor Dean were nominated to be on a panel to procure a developer partners and this was approved at Council 25 Jan 2011.

**April 2011** – A viability review was conducted by DRE and reviewed by the High Street/Jacksons Lane Procurement Panel.

**June 2011** - Councillor Dean Allebone replaced Councillor Dean on panel as approved at Development Committee in 22 June 2011 and Council on 26<sup>th</sup> July 2011. First meeting of panel held on 28 June 2011.

**September 2011** – The HCA's Delivery Partner Panel framework was chosen as it was the most cost-effective way to procure/approach developer partners. Initial details were sent out to developers with expressions of interest received in early October 2011. A sifting brief was then sent out to interested parties late October 2011.

**Early November 2011** – Panel select developers for Invitation to Tender. These were return in Jan 2012 and assessed.

**20 March 2012** – Development Committee and Council on 3 April 2012 approved Keepmoat as the Council's preferred developer.

**11 July 2012** – Keepmoat Head of Terms reported and approved at Resources Committee and agreed at Council on 31 July 2012.

**October 2012** – Speculative approach to acquire the site from a retail development company.

**20 March 2013** – Development Agreement with Keepmoat taken to Resources Committee. Members agreed to continue discussion with Keepmoat and the retail development company.

**3 April 2013** – Keepmoat's planning application refused.

**16 September 2013** – Retail development company withdraw their bid.

**2 April 2014** – Revised Planning Application submitted by Keepmoat Homes.

**April 2014 – February 2015** – meetings held with Officers to discuss the development agreement, finances and details of the scheme on matters including highways, design affordable housing and conservation.

**24 June 2015** – Report to be presented to Resources Committee highlighting the options for taking this matter forward. It was resolved to present this report the Council meeting on the 21 July 2015.

**21 July 2015** – Council resolved to progress the current Keepmoat scheme but exclude the Queens Hall, Drill Hall and proposed surface level public car park from the area of land to be sold to Keepmoat. That the Queens Hall and the Drill Hall element of the site be presented to a future meeting as well as the development agreement with Keepmoat. In this report it identified that sale agreement includes a provision that an open book appraisal will be prepared to determine the price before completion, subject to a provision that the price payable must be a minimum of £2 million.

**29 June 2016** – Report presented to Resources Committee who resolved that a report be taken to the council meeting to be held on 26 July 2016 for discussion as to whether the council should enter into a sales agreement with Keepmoat Homes Ltd.

**26 July 2016** - Councillor Griffiths referred to minute number 13 – High Street/Jacksons Lane site. He informed council that the amended plans for the site were progressing through the planning process and the intention was that the application would be determined before a further report would come back to council.

**18 April 2018** – Planning committee resolved to delegate to the Head of planning and local development to approve subject to conditions and the completion of a Section 106 planning agreement:

**May 2018** – Officers meeting with Keepmoat where the mechanism to agree the S106 was discussed. It was agreed to continue as we had with Wellingborough North. Keepmoat

wish to continue with the process. Pinsent Masons appointed to negotiate the S106 with Keepmoat covering the costs.

**13 June 2018** – Report taken to Resources Committee to agree the closure of the temporary car park as recommended by Northamptonshire Police, to address anti-social and criminal behaviour.

**August – September 2018** – Viability appraisal provided to the council reviewed and passed to Deloittes for review and comment.

**1 October 2018** – Report approved at the Town Centre Sub-Committee agreeing a replacement car parking scheme. This was reported to Full Council on 28 November 2018 and Development Committee on 4 February 2019.

**October - December 2018** – ongoing legal discussion on terms of agreement and discussions on the viability appraisal.

**April - July 2019** – Site investigations completed by Keepmoats contractors.

**June - July 2019** – Officers met with Keepmoat's new Development Manager to look at the options to proceed.

**August 2019** – Planning permission granted with signing of S106 agreement.

**August 2019 – October 2020** – Continued discussions on sale agreement and viability

**July/August 2020** - Pre-application advice sought and received on alternative scheme.

**July 2020** – Letter issued to Keepmoat setting out timescales for reporting to Resources Committee.

**October 2020** – Offer? Deloittes report?

