

# **West Northamptonshire Joint Core Strategy**

## **Infrastructure Delivery Plan**

**Update 2012**



**West Northamptonshire  
Joint Planning Unit**



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**Appendix 1      West Northamptonshire Housing Trajectory**



## Introduction

- 1.1 The purpose of the West Northamptonshire Infrastructure Delivery Plan (IDP) is to identify the strategic priorities for the delivery of key infrastructure needed to support the scale of growth put forward in the West Northamptonshire Joint Core Strategy (JCS).
- 1.2 Infrastructure planning is essential in achieving an appropriately spatially located and well planned approach to new development and is a key aspect of the JCS. The infrastructure planning process provides the opportunity to identify what is needed to implement the JCS and how it is to be provided. This document is based on information currently available and must be able to respond to changing needs and circumstances over the Plan period, as such it will be regularly updated. The IDP provides an important part of the Evidence Base to support the delivery of the JCS.
- 1.3 Section 2 of the document details the version history of the West Northamptonshire IDP from its inception in 2008 by West Northamptonshire Development Corporation (WNDC) to the 2011 IDP commissioned jointly by WNDC and the West Northamptonshire Joint Planning Unit (JPU). Section 3 sets out the scope of this 2012 IDP update and Section 4 describes the development vision for West Northamptonshire as detailed in the JCS. Section 5 considers the challenge in delivering infrastructure particularly in the present market conditions.
- 1.4 The details of infrastructure requirements are provided at Section 5 of this document. The information is presented in two parts:
  - A narrative exploring infrastructure needs arising from growth proposed in the JCS; and
  - A detailed schedule of infrastructure projects based on a combination of publically available information and direct engagement with key infrastructure providers.

## 2. Version History

- 2.1 An IDP to support the Pre-Submission version of the JCS was published in February 2011 and was commissioned jointly between the West Northamptonshire Development Corporation and the West Northamptonshire Joint Planning Unit. The 2011 IDP built-on and updated previous work commissioned by West Northamptonshire Development Corporation in 2008.
- 2.2 The 2011 IDP *'identifies the items of infrastructure required to enable the proposed development for the area to take place'*. It identifies:
- Future infrastructure needs to support population change, housing growth and employment growth as detailed in the Pre-Submission JCS;
  - Potential costs and means of funding the required infrastructure through public funding, developer contribution and other sources;
  - The impact of key infrastructure on the timing and deliverability of development sites identified in the Pre-Submission JCS; and
  - Potential funding sources and responsibility for delivery.
- 2.3 The 2011 IDP was published alongside the Pre-Submission Joint Core Strategy and its Housing Trajectory to provide 50,000 homes across the West Northamptonshire area over the JCS plan period 2001 to 2026. The 2011 IDP also charts the impact of the provision of infrastructure for a Housing Trajectory of 62,000 homes within the plan period as required by the Regional Spatial Strategy (RSS) (now proposed for revocation by the Government) and as identified in the Emergent Joint Core Strategy of July 2009. The Emergent Plan is now superseded and the RSS is under consideration for revocation.
- 2.4 The 2011 IDP identified key infrastructure projects being those which had the greatest potential hold up or at worst prevent a significant level of housing development in the plan period to 2026 as well as providing a comprehensive schedule of infrastructure items identified to support the extent of development to be delivered through the Pre-Submission JCS.

### 3. The Scope of the IDP 2012 Update

- 3.1 The National Planning Policy Framework (NPPF) 2012 requires Planning Authorities to set out in their Planning Policies strategic priorities for the provision of infrastructure for transport, telecommunications, water supply, waste water, flood risk and energy, amongst others (para. 156 of the NPPF refers). It also requires Planning Authorities to work with other Authorities and infrastructure providers to assess the quality and capacity of infrastructure for transport, water supply, waste water and its treatment, energy, telecommunications, utilities, waste, health, social care, education and flood risk. Planning Authorities are also required to take account of the needs for strategic infrastructure within their areas.
- 3.2 As a joint planning approach the Local Authorities of West Northamptonshire cooperate on the identification of infrastructure to support cross-boundary development and growth and consult with providers of infrastructure to determine requirements across the Authorities, the County and adjoining areas.
- 3.3 This IDP Update 2012 reassesses and, as its name denotes, updates the infrastructure requirements for the Joint Core Strategy (JCS) as set out in the preceding document (the IDP February 2011). It focuses on the strategic priorities for infrastructure items that are required to support development at a strategic level. This includes the key infrastructure projects identified in the 2011 IDP and covers the strategic provision of the following infrastructure types:
- Transport;
  - Health;
  - Education;
  - Community and Leisure;
  - Open Space and Green Infrastructure; and
  - Utilities.
- 3.4 The IDP Update is an Evidence Base to the West Northamptonshire JCS and supports its delivery. The JCS 2012 adopts a planning strategy which concentrates development primarily on and adjoining the principal urban area of Northampton, with appropriate development of a lesser scale at the sub regional centre of Daventry Town with development needs of the rural service centres of Towcester and Brackley appropriately provided for. New development in the rural areas will be limited. The IDP reflects the urban concentration and settlement hierarchy of the JCS.
- 3.5 The IDP Update also reflects the updated Housing Trajectory for the 2012 JCS which is responsive to the less buoyant market conditions in the housing industry that are likely to persist in the early years of the JCS plan period. The spatial distribution of development across West Northamptonshire is shown in the key diagram within the JCS. The Housing Trajectory that supports the 2012 JCS is attached at Appendix 1.
- 3.6 In updating infrastructure items identified in the 2011 IDP, infrastructure providers were again extensively consulted and for the most part were able to provide an updated position and to clarify costs and delivery timescales wherever possible. In addition, the broader Evidence Base supporting the JCS, particularly as regards transport infrastructure and water supply and water treatment infrastructure (as investigated through the West Northamptonshire Water Cycle Study September 2011) gave further clarity on these items of infrastructure, their requirement and timing.

- 3.7 It should be noted that some infrastructure providers do not plan over a 15 year period as is asked of them in this case. Typically, infrastructure providers plan at most 5 years ahead and some respond only to direct requests for infrastructure provision before extensive investigations can be commissioned (for example, direct connections to water supply or waste water network from specific developments). As such the IDP is a 'living' document that will be regularly updated to take account of changes and new information as this comes forward. The IDP will be updated annually.
- 3.8 This IDP Update focuses on updating key infrastructure items of a strategic nature. Large developments such as Sustainable Urban Extensions (SUEs) will be expected to provide some infrastructure needs on-site, for example, play space, green infrastructure provision and community facilities to serve the development or to contribute to upgrading such facilities nearby if this would present a better option for the communities involved. This site specific type infrastructure provision is tied closely to the development itself and its extent and form is largely determined through masterplanning work, wider community engagement and the planning application consideration process. Large developments such as SUEs are also expected to contribute appropriately to wider strategic infrastructure, such as public transport improvements, wider public realm improvements or strategic highway improvements. Developer funding opportunities are discussed further at Section 5.
- 3.9 The IDP Update at Section 6 considers different sectors of infrastructure in turn and identifies the elements of infrastructure required, a justification for this requirement and information regarding deliverability. This is supported by an infrastructure schedule for each sector.



## 4. The Development Vision

- 4.1 The West Northamptonshire JCS is a place shaping document. It includes a clear vision for the area and a strong identity for the main urban concentrations within it.

### The West Northamptonshire Vision

In our vision of the future...

.....the area will form an outstanding UK location of choice for diverse employment opportunities, high academic and vocational educational attainment, high quality housing for all and a superb quality of life for its communities. The area will blend the best of modern cultural urban living with an enhanced network of green spaces and high quality parks and gardens. The rural areas will include vital and tranquil villages within its rolling landscapes. The area's proximity to London and connections to other parts of the UK and beyond will continue to be a great economic strength. The area will be a national example of low environmental impact development in response to climate change and high biodiversity and habitat protection.

With new development focused on the four towns of Northampton, Daventry, Towcester and Brackley regeneration initiatives and successful and expanded economies will flourish. Communities will be diverse and sustainable and social cohesion and integration will be strong. Services, facilities and infrastructure will support the communities adding to the quality of life, and supporting their residents and visitors.

**Northampton** as the principal urban area will be a beacon of high quality urban design with an outstanding public realm. It will successfully blend its distinctive historic character with innovative new development both of which will enhance its riverside setting. It will be repositioned as the key economic driver at the cultural heart of Northamptonshire. It will enhance its role as the leading retail, entertainment, employment, health and learning centre, based upon a thriving mixed economy and the services it offers, with continuing pride in its theatres, museums and professional sports teams. Northampton will provide the focus and heart for its well integrated neighbourhood communities. Northampton will be linked with the reinvigorated towns of Daventry, Towcester and Brackley.

**Daventry** will be a vibrant historic market town with a population approaching 40,000. It will offer a thriving town centre which values its historic assets, with attractive retail and leisure opportunities, a high quality public realm and robust commercial core moving strongly towards a well developed office sector. Local economic strengths in engineering and sustainable construction will have been developed. It will provide an enhanced walking and cycling environment throughout the town and it will have strong connections with Northampton.

**Towcester** will have a successful historic town centre that is the focus of its rural catchment. The town will retain its visual and physical connections to the landscape through Easton Neston Park, nearby watermeadows and Towcester Racecourse. It will provide a diverse economy based on high technology, tourism and leisure.

cont.....

**Brackley** will be the major service provider for the residents of the town and the surrounding countryside. It will provide knowledge based, research and high technology based jobs and leisure facilities as well as a distinctive and vibrant historic town centre which will offer both retail opportunities and community services and facilities.

**Silverstone Circuit** will continue to be at the pinnacle of international motor sport venues. It will foster high technology motor sport business at the forefront of technology with a motorsport cluster located nearby.

**Daventry International Rail Freight Terminal (DIRFT)** will maintain its role as an internationally significant centre for rail connected strategic distribution. It will be exemplary in the field of sustainable logistics with links to the University of Northampton. It will be well connected by public and sustainable transport to the surrounding workforce.

**Our rural areas** will support a network of vibrant rural communities. Villages will retain their local distinctiveness and character, providing affordable homes for local people set within a beautiful landscape. The countryside will support a diverse rural economy including leisure and tourism through its waterways, country houses, parks and woodlands.

4.2 The vision above is intrinsically linked through the JCS to other documents such as :

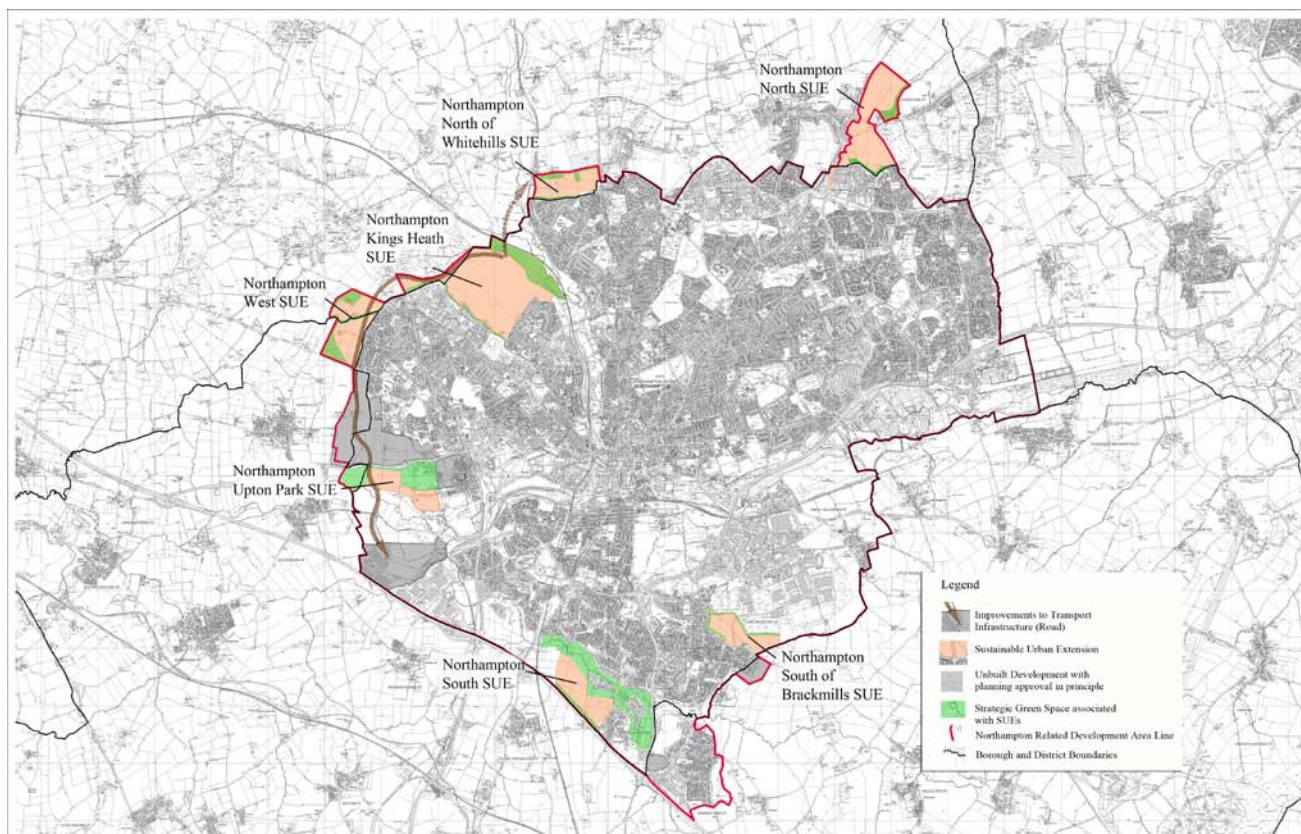
- The Partner Authorities Corporate Plans;
- Northamptonshire Transportation Plan;
- South East Midlands Local Enterprise Partnership (SEMLEP) Business Plan;
- Northamptonshire Enterprise Partnership (NEP) Aims and Objectives;
- Northampton Central Area Action Plan – as emerging
- ‘Northampton Alive’ campaign which showcases Northampton’s Regeneration Projects;
- ‘Love Northampton’ which promotes Northampton’s rich cultural and architectural heritage and its professional sporting associations;
- Daventry Masterplan 2040;
- Towcester Masterplan; and
- Brackley Masterplan.

4.3 The JCS is set to deliver some 50,000 dwellings over the JCS plan period 2001 to 2026. Some of these dwellings have already been delivered with some 35,000 still to be provided (at 2012). Within the plan period, Northampton will accommodate 10,500 dwellings, Daventry 2,000 dwellings, Brackley 1,730 and Towcester 1,500 through sustainable urban extensions alone to these towns, in addition to the regeneration and redevelopment of urban capacity sites within the existing urban areas.

4.4 Northampton will deliver a step change in the reinvigoration of its town centre with major redevelopment projects which include an iconic new railway station, landmark waterside offices and a new and improved shopping centre with a new bus interchange. Northampton is set to deliver some 100,000 sqm of office space for the central area, refocusing the town centre as a regional destination and business investment opportunity. The SEMLEP Northampton Waterside Enterprise Zone will support the development of further jobs growth and innovation at Northampton.

4.5 Northampton is the focus of growth and new development in West Northamptonshire. Seven of the eleven SUEs across West Northamptonshire are located at Northampton and comprise overall 10,500 new dwellings and supporting community infrastructure. To support the growth of Northampton and its housing needs some of these SUEs whilst occurring on the urban edge of Northampton are located in adjoining Local Authority areas. The area of Northampton Borough including its supporting SUEs is referred to as the Northampton Related Development Area (NRDA).

### Plan 1 - Northampton Related Development Area



Project: Illustrative Distribution

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4.6 Daventry as a sub regional centre is working towards its aspiration to become a town of 40,000 people. It is progressing its ambitious plans for town centre redevelopment. This will comprise additional retail space, a new library and a new WaterSpace proposal providing a mixture of leisure, residential, community, employment and educational facilities along with mooring basins linking to a new canal arm. Daventry is set to grow through a single large Sustainable Urban Extension of 4,000 dwellings and 1000 dwellings committed at a residential development site known as Monksmoor. Approximately 2,000 dwellings at the SUE are to be delivered by 2026 with the remaining dwellings to 4,000 in total to be delivered after 2026. Daventry's growth relies on the delivery of the Daventry Development Link, a new highway which will bypass the villages of Flore, Weedon and Upper Heyford.

- 4.7 Towcester and Brackley as rural service centres have a modest growth but in the context of the size of the existing towns this will not be insignificant. Towcester South SUE will deliver 3,000 dwellings circa 1,500 of which will be delivered by 2026. This growth is dependent on highway improvements in the form of a Towcester Relief Road and other utilities infrastructure up-grades. Growth at Brackley is provided in the form of two SUEs totalling 1,730 dwellings. These SUEs require some localised highway improvements.
- 4.8 Daventry International Rail Freight Terminal (DIRFT) is a storage and distribution centre of national significance. The extension of the original rail freight terminal via the approval of the DIRFT II extension has provided further investment in the facilities. Site owners are currently pursuing plans for further extension via a DIRFT III proposal which will be determined by the Government through the Major Infrastructure Planning Unit.
- 4.9 Silverstone Circuit as the home of the British Grand Prix is recognised as a motorsport destination of international significance. It is a lynchpin for high skill and high value enterprises in motor sport and automotive development and as such makes an important contribution to the national and local economy.

## 5. The Infrastructure Challenge

- 5.1 The JCS as a place shaping document is part of the delivery mechanism of the future vision. The plan is required to draw on and, in parallel, influence any strategies and investment plans of the Local Authority areas and other organisations.
- 5.2 Funding strategic infrastructure remains a challenge particularly so in a depressed economic climate. Strategic infrastructure can be delivered in a number of ways, including public sector investment (such as Central Government funding for major projects) private sector development (including developer contributions to public sector projects) and the business plans of statutory undertakers. As Government funding is restricted and developer contributions are potentially affected by diminished land value, at least in the short term, funding strategic infrastructure will remain challenging. Nevertheless, evidence shows that Northamptonshire has shown some resilience to the economic downturn and is well placed to thrive as the national economy improves.
- 5.3 The West Northamptonshire area, its growth, development and regeneration, is supported by important investment organisations (some of which are identified below) and funding opportunities.

**West Northamptonshire Development Corporation (WNDC)** since its inception in 2004 has invested over £70 million in the regeneration of Northampton, Daventry and Towcester with major investment in regeneration schemes in all three towns. WNDC has a range of specialist development powers, including the ability to acquire, manage and sell land and property, together with powers to develop, invest and provide business support.

**South East Midlands Local Enterprise Partnership (SEMLEP)** – defines its role as to create the right environment for businesses to grow. One of its objectives is to give support to local delivery teams, businesses and other stakeholder groups engaged in the implementation of Local Authority plans and the overall SEMLEP Business Plan. SEMLEP intend to implement a programme and project management approach to the investment of the £12.5m Growing Places Fund and work is focussed on supporting delivery of jobs and businesses at SEMLEP Northampton Waterside Enterprise Zone and working with partners to create a revolving SEMLEP Local Infrastructure Fund for both short and medium term use.

**Northamptonshire Enterprise Partnership (NEP)** – was launched in May 2011. Its purpose is to develop Northamptonshire's economy for the benefit of the county's communities, businesses and visitors. In its first operating year NEP aims to have created 800 new jobs, attracted 15 new companies and in so doing attract at least £4m of leverage. NEP has already approved a £0.95m infrastructure project through the Government's Growing Places Fund which is allocated to improving the road infrastructure at the A45/A5 crossroads and will unlock a quantum of housing development for Daventry.

**Northamptonshire County Council (NCC)** – has the responsibility for the Northamptonshire Transport Plan (NTP). The 2012 NTP is a full review of transport policies and programmes for Northamptonshire. It includes priority highway infrastructure to support the delivery of the JCS against which the County Council will bid for major scheme funding. NCC is also able to bid for other monies for transport schemes with delivery powers as Highway Authority to do works.

**West Northamptonshire Local Investment Plan 2010 - 2014 (LIP)** - has been prepared by the Local Authorities across West Northamptonshire, WNDC and the Homes and Communities Agency as a coherent strategic plan for investment to create a cohesive, sustainable and prosperous area for its residents. The LIP focuses on meeting the Government's Place Based Budgeting agenda.

It has an emphasis on a 'whole area' approach to commissioning and investment by all partners, on infrastructure such as housing, health, economy, education and transport. Consistent with the Localism Agenda, it is very much a locally generated plan. The LIP enables a coordinated approach to place-making and maximising investment impact in local priority areas, particularly in a period of constrained resources.

The **Homes and Communities Agency (HCA)** owns significant land assets within Northampton. They include key strategic sites in Northampton South West District including Northampton Upton Park SUE, the South of Brackmills SUE (which is one of the HCAs accelerated programme sites for bringing development forward) and the Ransome Road development. Through the Local Investment Plan, the HCA will seek to utilise other land assets in Northampton to meet the aims and objectives of local partners arising from the LIP and other emerging policies.

- 5.4 Developer contributions play an important part in helping to fund infrastructure at both the local and strategic level. However, as the housing market is depressed, at least in the short term, the scale of planning obligations and policy burdens applied to development will need to be carefully considered in the context of viability.
- 5.5 The established method of collecting developer contributions is by way of S106 planning obligations. WNDC in its former role as development management authority for strategic planning applications operated a tariff system alongside an Interim Draft Planning Obligations Strategy. WNDC transferred its development control powers back to the Local Authorities of Northampton Borough Council, Daventry District Council and South Northamptonshire Council in April 2012. All of the West Northamptonshire Partner Authorities have also published and operate planning obligations strategies. S106 planning obligations are subject to the tests set out in the National Planning Policy Framework 2012 (para. 204) and at the Community Infrastructure Levy Regulation 122, which require that obligations are only sought where:
- They are necessary to make the development acceptable in planning terms;
  - Directly related to the development; and
  - Fair and reasonably related in scale and kind of development.
- 5.6 The West Northamptonshire partners are seeking to introduce the Community Infrastructure Levy (CIL) following the adoption of the JCS. The CIL is a viability tested charge on most forms of new development. Unlike S106 obligations CIL monies can be used to help fund a wide range of infrastructure projects including strategic infrastructure not necessarily directly related to the development the CIL monies are accrued from.
- 5.7 Each of the Partner Authorities of Northampton Borough, Daventry District and South Northamptonshire will be CIL Charging and Collecting Authorities in their own right. CIL guidance<sup>1</sup> states that the information on the Charging Authority area's

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<sup>1</sup> Community Infrastructure Levy Guidance: Charge setting and charging schedule procedures (DCLG, 2010)

infrastructure needs should be, wherever possible, drawn directly from the infrastructure planning that underpins their Development Plan. In the case of the West Northamptonshire Partner Authorities the Development Plan is the West Northamptonshire Joint Core Strategy.

- 5.8 The Charging Authority should consider known and expected infrastructure costs and other sources of funding available, or likely to be available, to meet those costs and to illustrate that a funding gap exists in order to levy a CIL charge against development. The IDP can be used by the Charging Authorities to identify infrastructure projects or infrastructure types that could be funded by the levy. However, it is not the role of the IDP to prioritise which infrastructure elements should be delivered via CIL monies, this is the role of the Collecting Authorities and their governance arrangements.
- 5.9 Funding strategic infrastructure will be challenging in an economically difficult environment and it is important that opportunities for public funding are actively sought and developer contributions are maximised. The JCS is already clearly drawing on, and in parallel influencing, the investment plans of other organisations such as NCC, WNDC, SEMLEP and NEP to help deliver necessary infrastructure to support development.

## 6. Infrastructure Requirements

- 6.1 The following section of this IDP Update sets out identified infrastructure to support the delivery of the Joint Core Strategy (JCS). As identified in the IDP 2011 some infrastructure provision is key to the delivery of the JCS and without it development could be at least delayed or at worst prevented. These items are identified as 'Key Primary Infrastructure Projects' and are projects linked to more than one development. These 12 Key Primary Infrastructure Projects are identified in the JCS at its table 7 which is replicated below (including proposed changes at July 2012).

**Table 1 – Key Primary Infrastructure Projects**

| Infrastructure Required   | Reason for Requirement   | Broad Phasing  |
|---|--|--|
| Improvements to the Waste Water Network - Northampton Town Centre | To provide capacity to the main sewer allowing for increases in waste water flows.   | Scale and type of solution to be informed by Northampton Central Area Drainage Assessment (May 2011)   |
| Waste Water Treatment Works - Great Billing, Northampton          | Increased capacity required for development in Northampton beyond 2019   | Works to commence in 2019 and complete by mid 2021   |
| North West Bypass – Northampton                                   | Required to serve the Sustainable Urban Extensions of: North of Whitehills, King's Heath and Northampton West  | Phase 1 (A428 to Grange Farm) to commence by 2016. Phase 2 (Grange Farm to A5199) to commence by 2021. |
| Sandy Lane Relief Road – Northampton                              | Required to serve the developments of Norwood Farm and the Sustainable Urban Extensions of: Northampton West, North of Whitehills and King's Heath   | Completion required by 2016  |
| Northampton Growth Management Scheme - Northampton                | Improvements are required to the A45 between M1 J15 and the Great Billing Interchange to support growth in Northampton and to ensure access and egress onto the Strategic Road Network is managed effectively. | Phased programme with commencement in 2014.  |
| Waste Water Treatment Works - Towcester                           | Capacity impacts on development in Towcester beyond 2018/19  | Work to extend capacity is programmed to be completed in 2020/21                                       |
| Waste Water Treatment Works - Brackley                            | Capacity impacts on development in Brackley beyond 2018/19   | Work to extend capacity is programmed to be completed in 2020/21                                       |



| Infrastructure Required                                     | Reason for Requirement  | Broad Phasing                                 |
|---|---|---|
| Waste Water Treatment Works - Daventry                      | Whilton Waste Water Treatment Works requires upgrading to allow long term development to take place | Work commenced in 2012                        |
| Daventry Development Link                                   | Required to enable strategic growth at Daventry   | Improvements required to be completed by 2021 |
| A5/ A45 Weedon Crossroads                                   | Required to improve capacity of junction head of Daventry Development Link                          | Work requires completion by 2012              |
| Grosvenor Centre, Northampton Bus Interchange – Northampton | Required as a key part of modal shift measures within the town centre                               | Two year project commencing 2012              |
| Castle Station Public Transport Interchange - Northampton   | Required as a key part of modal shift measures within the town centre                               | Three year project commencing 2012            |

6.2 The infrastructure requirements are identified by sectors of infrastructure type, a justification for the requirement and information regarding deliverability is provided, where known. The identification of infrastructure is presented in an infrastructure schedule for each sector.

6.3 The schedule comprises

- Transport;
- Health;
- Education;
- Community and Leisure;
- Open Space and Green Infrastructure; and
- Utilities – including Energy, Water Supply and Water Treatment, and Telecommunications.

6.4 The schedule is complete for the early part of the JCS plan period (i.e. the first five years). However, longer-term projects, investment strategies and aspirations have been identified. Future reviews of this IDP will add further clarity to the latter parts of the IDP as more information becomes available.

6.5 Where known a cost estimate of the identified key infrastructure is provided along with a broad phasing for delivery timing. The projected funding source for the infrastructure is identified, where known, and again the earlier years of the JCS plan period have greater certainty attached, and in some cases are already established. As identified above the main sources of funding are via the infrastructure provider particularly in the case of utilities, public funding streams (such as Regional Growth Fund, etc.) and via the 'developer' through contributions secured through S106 obligations, pooled contributions or in the future via CIL.

## Transport

### The Highway Network

- 6.6 Information on highway infrastructure was supplied by Northamptonshire County Council (NCC), the Highways Agency (HA) and Partner Authorities. Estimated costs for infrastructure where known were provided by these organisations and through further studies as identified in the Transport Evidence Base supporting the JCS.
- 6.7 The HA plans its investment by looking at the cumulative impact of growth across the whole of West Northamptonshire, rather than by providing for the development of individual sites. This applies both to junction improvements and to carriageway (mainline) improvements. An appropriate contribution is then sought from each development served by these improvements. The HA, working in partnership with the West Northamptonshire Joint Planning Unit and Northamptonshire County Council, has developed a Transport Evidence Base to underpin the JCS. This encompassed a number of strands of work, including a study to consider the implications of growth on the M1 and A45 Nene Valley Way corridors. The results of this study have led to the preparation of the Northampton Growth Management Scheme by the Highways Agency and partners.
- 6.8 The Northampton Growth Management Scheme (NGMS) for the M1/A45 sets out necessary mitigation measures on the A45 between M1 Junction 15 and Great Billing Junction that are required to support the growth of Northampton. The WNJPU and partners have agreed a Memorandum of Understanding (MoU) with the Highways Agency on the delivery of NGMS. The MoU provides a mechanism for using S106 planning obligations (prior to the introduction of CIL and then CIL funding) to secure contributions to enable delivery of the NGMS. The specific developer funded measures on the A45 and A43 are set out in the Transport Infrastructure Schedule below.
- 6.9 The MoU provides a mechanism for the flexible delivery of the NGMS including staging of contributions and use of S106's rather than Grampian Conditions. NCC has agreed to provide a "banker role" to enable developers to enter into S106 agreements. The NGMS MoU (at paragraph 3.4 of that document) states NGMS works will be coordinated between the HA and NCC through agreements under the 1980 Highways Act as necessary.
- 6.10 A North West Bypass for Northampton will be required within the JCS plan period. The section from the A428 to Grange Farm (North West Bypass, Phase 1) will be required as part of the Northampton Kings Heath SUE and is likely to be commenced around 2014. Phase 2 of the North West Bypass (between Grange Farm and A5199) will be required to be delivered by 2026 with a possible commencement date at around 2021. The North West Bypass is required to serve the Sustainable Urban Extensions of North of Whitehills, King's Heath and Northampton West. Phase 1 of the North West Bypass will link in to the recently constructed New Sandy Lane to the south which runs from the A428 to Roman Road/Berrywood Road. A new section of road to the south of the New Sandy Lane (between Roman Road/Berrywood Road and the A4500) known as the Sandy Lane Relief Road will be brought forward by the Norwood Farm/Upton Lodge development at around 2016. The Sandy Lane Relief Road and Northampton North West Bypass between them will complete an orbital route around the western side of Northampton, giving access to the A45, A43, M1 and to SUEs to the north-west and west of the town.

- 6.11 The Towcester Transport Study was published in September 2011. This study determines the extent and nature and indicative costings of road improvements required to be funded by development, and the likely investment needed by the HA. The completion of the Towcester South Sustainable Urban Extension depends upon this road being secured and delivered.
- 6.12 Highway improvements are needed to the A45 corridor between Daventry and Junction 16 of the M1 to enable the expansion of Daventry to be completed. Improvements to the existing A45/A5 Weedon junction will form a key proposal for the early stages of development, and the M1 junction 16 to Daventry A45 Link Road, known as the Daventry Development Link, will provide the opportunity to enable development in the longer term.
- 6.13 The Northamptonshire County Council Corridor Review 2012 provides information on a number of junction improvements associated with the JCS growth. By their nature, these are more readily assigned to specific developments or development clusters than the more strategic proposals. Where known, these are included within the Transport Infrastructure Schedule below together with estimated cost.

### **Sustainable Travel**

- 6.14 In order to achieve wider sustainability goals, and to meet the future travel needs of the area, it is recognised that a change in travel behaviour is required. Transport-related infrastructure identified in the Transport Schedule reflects the need to provide for a minimum 20% modal shift away from private car trips from all new development. In addition to the provision of physical infrastructure, 'softer measures' such as improved ticketing, travel planning and improved travel information services will play a part in developing future strategies.
- 6.15 Two key projects to support the change in travel behaviour include the replacement of the Northampton Greyfriars Bus Station with a new bus interchange and a new railway station for Northampton. Work is due to commence on the new bus interchange in 2013 as part of the wider delivery of the redevelopment of the Grosvenor Shopping centre. WNDC and NBC have invested £10m in this project. In May 2012 the Government announced a £10m investment in the Castle Railway Station improvement which will be supported by other partners including Northamptonshire County Council and Network Rail giving a total investment of £20m.
- 6.16 Daventry District Council has aspirations to improve the bus station facilities at Daventry to serve the existing and growing population. Details of whether this will be a relocation or restructure of the existing site will be the subject of further investigation.
- 6.17 Northamptonshire County Council's (NCC) Transport and Highways team has provided up to date information on the need for walking and cycling improvements, and the need for improved bus routes and services, through the Walking and Cycling and Bus Development Plans.
- 6.18 The main thrust of NCC's strategy is to promote walking and cycling throughout the county, and to provide quality bus corridors along the main roads in and out of Northampton with improved transport interchanges. However, it is acknowledged that bus services in some rural areas are in need of improvement.
- 6.19 Bus services are generally provided in response to development, and provision is not required before the first dwellings are occupied. Planning permissions are likely to be

conditioned so that only a certain number of dwellings may be occupied before the services are provided.

- 6.20 The West Northamptonshire area suffers from a historic lack of rail infrastructure, with only three railway stations in the three districts, and no railways serving Towcester, Daventry or Brackley. However, extensions to the local rail network such as new lines or stations are not proposed for the foreseeable future.

#### **Key Primary Infrastructure Projects - Transport (table 1 at page 16-17 refers)**

- 6.21 As part of the delivery of the JCS and an integrated transport system for Northampton as the County town moving towards a regional centre, infrastructure items T1 to T6 in the Transport Schedule overleaf are identified as 'Key Primary Infrastructure Projects'. Significant highway projects such as the NGMS and Northampton North West Bypass at T1, T2, T3 and T4 (denoted by references shown in bold type on the Transport Infrastructure Schedules) are required to manage future traffic demand around Northampton in response to growth in the Northampton Related Development Area (NRDA) over the life time of the Plan. Infrastructure projects at T5 and T6 are essential to support sustainable travel behaviours as well as required building projects to support the regeneration of Northampton reflecting the confidence and ambition of the town.
- 6.22 For Daventry the 'Key Primary Infrastructure Project' is the Daventry Development Link and the Weedon A5/A45 junction improvement (Transport Schedule reference T38 and T39). The Weedon A5/A45 junction improvement now has secured funding through the Northamptonshire Enterprise Partnership (NEP). The Daventry Development Link will provide a single carriageway Bypass for Weedon, Flore and Upper Heyford on the A45 between Daventry and junction 16 of the M1. Without this highway infrastructure full growth at Daventry will be limited. This project requires both developer and public funding. The scheme is identified as a Key Infrastructure Project for growth in the Northamptonshire Transport Plan.
- 6.23 The A5 through Towcester town centre will be unable to accommodate traffic flows as a result of the Towcester South SUE. A Towcester Relief Road is therefore required to support the development of the SUE and forms part of the developer's plan. Although provision of this road is required infrastructure to allow the development to go ahead it is needed as a consequence of a single development and will be fully funded by that development. Its provision is not dependent any other highway connecting infrastructure. The Towcester Relief Road is not therefore identified as a Key Primary Infrastructure Project. The A43 will not be able to accommodate future traffic flows from development in the corridor, particularly at Towcester without improvements. The A43 will require junction improvements to accommodate increased traffic flows resulting from future development, notably at Towcester and Silverstone.
- 6.24 No significant highway infrastructure proposals are required for Brackley other than those associated directly with the delivery of the SUEs.

## Transport Infrastructure Schedule

| Ref                | Growth Location    | Infrastructure Requirement   | Required for Growth at                   | Delivery Body     | Broad Phasing | Cost Est. | Funding Sources    |
|--------------------|--------------------|--|--|-------------------|---------------|-----------|--------------------|
| <b>Northampton</b> |                    |  |  |                   |               |           |                    |
| T1                 | NRDA               | A45/M1 Northampton Growth Management Scheme* (see table below)                             | NRDA                                     | NCC/HA            | 2014 start    | £12.24m   | Developer          |
| T2                 | Northampton (West) | North West Bypass Phase 1 (A428 to Grange Farm)  | Northampton Kings Heath                  | Developer         | 2014 start    | £11.3m    | Developer          |
| T3                 | Northampton (West) | North West Bypass Phase 2 (Grange Farm to A5199)   | Northampton (West)                       | NCC/ Developer    | 2021 start    | £16.3m    | Developer          |
| T4                 | Northampton (West) | Sandy Lane Relief Road Phase 2 related to Upton Lodge Norwood Farm developments            | Norwood Farm /Upton Lodge                | Developer         | 2016          | £5.42m    | Developer          |
| T5                 | NRDA               | New Bus Interchange at Northampton Town Centre   | Wider Area                               | NBC               | 2013 start    | £10m      | WNDC/ NBC          |
| T6                 | NRDA               | New Railway Transport Interchange at Northampton Castle Station                            | Wider Area                               | Network Rail (NR) | 2014 start    | £30m      | Gov't/NR/ NCC      |
| T7                 | Northampton (West) | Kingsthorpe Corridor Improvements  | Northampton (West)                       | NCC               | 2010 start    | £3.8m     | NCC/ Developer     |
| T8                 | NRDA               | Highway and Junction Improvements to provide access to developments in the St John's area. | Northampton Town Centre - St John's Area | NCC               | 2013          | £1.2m     | NCC/NBC/ Developer |
| T9                 | NRDA               | Plough Junction Improvements   | Northampton St John's Area               | NCC               | 2015          | £3m       | Grant Funded       |
| T10                | NRDA               | Ransome Road Nunn Mills Link Road  | Avon Nunn Mills                          | NCC/ Developer    | 2014 start    | £17.6m    | WNDC/ Developer    |
| T11                | NRDA               | London Road Ransome Road Junction Improvements   | Avon Nunn Mills                          | NCC               | 2011          | £2.3m     | WNDC/ GAF          |
| T12                | NRDA               | Bedford Road Bus Priority Improvements   | Town Centre                              | NCC               | Not known     | £2.2m     | NCC/ Developer     |
| T13                | NRDA               | Wellingborough Road Bus Improvements   | Northampton (East)                       | NCC               | 2016          | £1.4m     | NCC                |

| Ref | Growth Location     | Infrastructure Requirement  | Required for Growth at              | Delivery Body     | Broad Phasing | Cost Est. | Funding Sources                |
|-----|---------------------|---|-------------------------------------|-------------------|---------------|-----------|--------------------------------|
| T14 | NRDA                | Inter Urban Bus Service Improvement                               | Northampton                         | NCC               | 2010 ongoing  | £1.2m     | NCC                            |
| T15 | NRDA                | Cycle and Walking Routes, and Crossing                            | Northampton                         | NCC/<br>Sustrans  | 2010 ongoing  | £14m      | NCC/<br>Sustrans/<br>Developer |
| T16 | Northampton (North) | A43 Corridor Improvements   | Northampton North SUE               | NCC/<br>Developer | 2014 start    | £5.38m    | Developer                      |
| T17 | Northampton (North) | Round Spinney Interchange Improvements                            | Northampton North SUE               | NCC               | 2014 start    | £3m       | Developer                      |
| T18 | Northampton (North) | Local Multi Modal Interchange and Bus Route Improvement/Provision | Northampton North SUE               | NCC               | 2014 ongoing  | £2m       | Developer                      |
| T19 | Northampton (North) | Kettering Road Bus Priority                                       | Northampton North SUE               | NCC               | 2014 ongoing  | £1.5m     | Developer/<br>NCC              |
| T20 | Northampton (North) | Walking and Cycling Improvement                                   | Northampton North SUE               | NCC               | 2014 ongoing  | £0.34m    | Developer                      |
| T21 | Northampton (West)  | Potential Junction Provision/ Improvements                        | Northampton West SUE                | NCC               | 2016 start    | Not known | Developer                      |
| T22 | Northampton (West)  | Bus Route Improvement   | Northampton West SUE                | NCC               | 2016 start    | £1.8m     | Developer                      |
| T23 | Northampton (West)  | Walking and Cycling Improvement                                   | Northampton West SUE                | NCC               | 2016 start    | £0.23m    | Developer                      |
| T24 | Northampton (South) | Towcester Road Bus Priority related to Northampton South          | Northampton South SUE               | NCC               | 2016 start    | £0.12m    | Developer/<br>NCC              |
| T25 | Northampton (South) | Bus Route Improvement related to Northampton South                | Northampton South SUE               | NCC               | 2016 start    | £1.4m     | Developer                      |
| T26 | Northampton (South) | Walking and Cycling Improvement                                   | Northampton South SUE               | NCC               | 2016 start    | £0.5m     | Developer                      |
| T27 | Northampton (South) | London Road Bus Priority  | Northampton South of Brackmills SUE | NCC               | 2016 start    | £2.7m     | Developer/<br>NCC              |

| Ref  | Growth Location          | Infrastructure Requirement                      | Required for Growth at              | Delivery Body | Broad Phasing | Cost Est.       | Funding Sources |
|--|--------------------------|---|-------------------------------------|---------------|---------------|-----------------|-----------------|
| T28  | Northampton (South)      | Bus Route Improvement                           | Northampton South of Brackmills SUE | NCC           | 2016 start    | £1m             | Developer       |
| T29  | Northampton (South)      | Walking and Cycling Improvement                 | Northampton South of Brackmills SUE | NCC           | 2016 start    | £0.5m           | Developer       |
| T30  | Northampton (West)       | Harlestone Road/Mill Lane Junction Improvements | Northampton Kings Heath SUE         | NCC           | 2016 start    | £3.7m           | Developer       |
| T31  | Northampton (West)       | Dallington to Kings Heath Road Improvements     | Northampton Kings Heath SUE         | NCC           | 2016 start    | £3.6m           | Developer       |
| T32  | Northampton (West)       | Bus Route Improvement                           | Northampton Kings Heath SUE         | NCC           | 2016 start    | £4.3m           | Developer       |
| T33  | Northampton (West)       | Walking and Cycling Improvement                 | Northampton Kings Heath SUE         | NCC           | 2016 start    | £0.9m           | Developer       |
| T34  | Northampton (North West) | Bus Route Improvement                           | Northampton North of Whitehills SUE | NCC           | 2012 start    | £1.6m           | Developer       |
| T35  | Northampton (North West) | Walking and Cycling Improvement                 | Northampton North of Whitehills SUE | NCC           | 2012 start    | £2m             | Developer       |
| T36  | Northampton (South)      | Bus Route Improvement                           | Northampton Upton Park SUE          | NCC           | 2012 start    | £1.5m           | Developer       |
| T37  | Northampton (South)      | Walking and Cycling Improvement                 | Northampton Upton Park SUE          | NCC           | 2012 start    | £0.2m           | Developer       |
| <b>Sub Total NRDA Transport Infrastructure Known Costs</b> |                          |   |                                     |               |               | <b>£170.23m</b> |                 |

| Ref  | Growth Location | Infrastructure Requirement  | Required for Growth at  | Delivery Body    | Broad Phasing | Cost Est.      | Funding Sources     |
|--|-----------------|---|-------------------------|------------------|---------------|----------------|---------------------|
| <b>Daventry</b>  |                 |   |                         |                  |               |                |                     |
| T38  | Daventry        | A5/A45 Weedon Junction Improvements   | Daventry                | NCC              | 2013          | £0.95m         | Growing Places Fund |
| T39  | Daventry        | Daventry Development Link - A45 Daventry to Northampton Corridor Improvements | Daventry                | NCC              | 2021          | £27m           | NTP/ Developer      |
| T40  | Daventry        | Relocation or Restructure of Bus Station                                      | Daventry                | DDC/NCC          | Not known     | Not known      | Not known           |
| T41  | Daventry        | Improvements to Long Buckby Station Facilities                                | Daventry                | Network Rail/NCC | Not known     | £1.2m          | Network Rail/NCC    |
| T42  | Daventry        | Long Buckby to Daventry Bus Route   | Daventry                | NCC              | Not known     | £2m            | Not known           |
| T43  | Daventry        | Improvements to Public Transport Provisions                                   | Daventry                | NCC/ Developer   | Not known     | £1m            | Not known           |
| T44  | Daventry        | Cycling Improvements within the Town  | Daventry                | NCC              | 2012          | £2.35m         | NTP/ Developer      |
| T45  | Daventry        | A5/B5385 Junction Improvement   | Daventry North East SUE | NCC              | 2015          | £0.7m          | Developer           |
| T46  | Daventry        | B4036 Realignment   | Daventry North East SUE | NCC/ Developer   | 2021          | £0.35m         | Developer           |
| T47  | Daventry        | Norton Traffic Calming  | Daventry North East SUE | NCC              | 2016          | £1m            | Developer           |
| T48  | Daventry        | Public Transport Provision to Town Centre and Long Buckby                     | Daventry North East SUE | NCC              | 2016          | £1m            | Developer           |
| T49  | Daventry        | Walking and Cycling Provision   | Daventry North East SUE | NCC              | 2016          | £0.5m          | Developer           |
| <b>Sub Total Daventry Transport Infrastructure Known Costs</b> |                 |   |                         |                  |               | <b>£38.05m</b> |                     |



| Ref   | Growth Location     | Infrastructure Requirement  | Required for Growth at | Delivery Body | Broad Phasing | Cost Est.     | Funding Sources            |
|---|---------------------|---|------------------------|---------------|---------------|---------------|----------------------------|
| <b>Towcester</b>  |                     |   |                        |               |               |               |                            |
| T50   | Towcester           | Walking and Cycling Improvements in the Existing Urban Area                                     | Towcester              | NCC           | 2012 ongoing  | £2m           | NTP/NCC/Sustrans/Developer |
| T51   | Towcester           | Tove Roundabout (A5/A45 Junction) Improvements  | Towcester South SUE    | HA/developer  | 2015          | £3m           | Developer                  |
| T52   | Towcester           | Abthorpe Roundabout Improvements  | Towcester South SUE    | HA/developer  | 2015          | £6m           | Developer                  |
| T53   | Towcester           | A5 Relief Road and Junction associated with SUE   | Towcester South SUE    | HA/developer  | 2016 start    | £31m          | Developer                  |
| T54   | Towcester           | Improvements to Public Transport Provisions   | Towcester South SUE    | NCC           | 2016 ongoing  | £1m           | Developer                  |
| T55   | Towcester           | Walking and Cycling Provision   | Towcester South SUE    | NCC           | 2016 ongoing  | £0.8m         | Developer                  |
| T56   | Silverstone Circuit | A43 and A5 Improvements and Junction Improvements associated with Silverstone Circuit Expansion | Silverstone Circuit    | NCC           | 2016          | £10m          | Developer                  |
| <b>Sub Total Towcester Transport Infrastructure Known Costs</b> |                     |   |                        |               |               | <b>£53.8m</b> |                            |
| <b>Brackley</b>   |                     |   |                        |               |               |               |                            |
| T57   | Brackley            | Walking and Cycling Improvement in Existing Urban Area  | Brackley               | NCC           | 2010 ongoing  | £5.8m         | NTP/NCC/Sustrans/Developer |
| T58   | Brackley            | Halse Road Link – Road/Bus Link between Brackley North and Urban Area                           | Brackley North SUE     | NCC           | Not known     | Not known     | Developer                  |
| T59   | Brackley            | Bus Route Improvement   | Brackley North SUE     | NCC           | 2015          | £1m           | Developer                  |
| T60   | Brackley            | Traffic Calming at Halse Village  | Brackley North         | NCC           | 2015          | £0.5m         | Developer                  |

| Ref  | Growth Location | Infrastructure Requirement        | Required for Growth at | Delivery Body | Broad Phasing | Cost Est.      | Funding Sources |
|--|-----------------|-----------------------------------|------------------------|---------------|---------------|----------------|-----------------|
|  |                 |                                   | SUE                    |               |               |                |                 |
| T61  | Brackley        | Bus Route Improvement             | Brackley East SUE      | NCC           | 2015          | £1m            | Developer       |
| T60  | Brackley        | Traffic Calming at Turweston Road | Brackley East SUE      | NCC           | 2015          | £0.13m         | Developer       |
| <b>Sub Total Brackley Transport Infrastructure Known Costs</b> |                 |                                   |                        |               |               | <b>£8.43m</b>  |                 |
| <b>Total Transport Infrastructure Known Costs</b>              |                 |                                   |                        |               |               | <b>£270.5m</b> |                 |

**Bold = Key Primary Infrastructure Project**

NRDA – Northampton Related Development Area

| A45 Northampton Growth Management Scheme Projects | Cost Est. |
|---|-----------|
| M1 Junction 15 Interchange                        | £2.31m    |
| Wootton Interchange                               | £0.8m     |
| Queen Eleanor Interchange                         | £1.49m    |
| Brackmills Interchange                            | £1.32m    |
| Barnes Meadow Interchange                         | £2.14m    |
| Lumbertubs Interchange                            | £2.6m     |
| Great Billing Interchange                         | £1.58m    |

## Health

### **Acute Care**

- 6.25 Acute healthcare provision is revenue funded by the Department of Health and delivered by NHS Trusts and the Clinical Commissioning Groups within the County. Providing acute healthcare infrastructure is beyond the control of the Partner Authorities and developers within West Northamptonshire.
- 6.26 Northampton General Hospital is the major acute healthcare hospital for Northampton, Daventry and South Northamptonshire. Northamptonshire NHS has confirmed that no upgrade to Northampton General Hospital is currently planned. Northampton General Hospital has developed incrementally over the years and the incremental form of development has not resulted in the best use of the site, which impacts on the efficiency of service. The site contains a number of single storey buildings and all car parking is at surface level. There are opportunities to improve the efficiency of the site, however present uncertainties with healthcare funding make it difficult for the hospital to plan with any certainty over the longer period for holistic site improvements. The hospital has started the process of planning for the future use of its site and has developed a Strategic Masterplan. Smaller changes to hospital facilities are undertaken in-line with the overall Masterplan. There is a potential funding gap for acute services provision which is beyond the means of developer contributions to influence. No information is available on how large any funding gap could be, but it is likely that a Government funding would be needed in order to raise the funds required.

### **Primary Healthcare**

- 6.27 Northamptonshire NHS Primary Care Trust (PCT) is responsible for commissioning primary healthcare within the County. Improvements to, or provision of, new healthcare facilities can sometimes be funded through the PCTs capital programme, however this funding is limited.
- 6.28 The Department of Health is currently proposing changes to the delivery of primary healthcare facilities. In April 2013, PCTs cease to exist and Clinical Commissioning Groups (CCGs) will be the statutory body for the provision of primary care. Within Northamptonshire the commissioning of new and improved local health services will be undertaken by Nene Commissioning, an organisation established by GPs across Northamptonshire. Nene Commissioning covers most GP surgeries in West Northamptonshire and works closely with Northamptonshire NHS. It is a not-for-profit organisation. Developer contributions will be expected to support primary healthcare facilities in response to the needs of a development.
- 6.29 The primary healthcare schedule provides an estimation of infrastructure provision associated with development identified in the JCS in consultation with NHS Directly Commissioned Services and Primary Care Estates as coordinated by the NHS. The table indicates that there is good provision across the urban areas where housing growth is anticipated through the JCS.

- 6.30 For the Northampton's southern SUEs and other new southern developments in Northampton the existing Medical Centres at Wootton and Grange Park will have sufficient capacity to cater for new patients. Wootton Medical Centre will require financial contributions to cover internal modifications to the existing building to create dual use rooms and to relocate staff within the building and Grange Park Medical Centre may require funding to fill a potential funding gap for a maximum of 3 years to pay for staff to allow for increased capacity.
- 6.31 St Luke's Medical Centre in Duston is anticipated to open in September 2012 and will provide 2,100 sqm of primary care (including a pharmacy, optician, dentist and other private complementary services) and will cater for the Upton area of Northampton including Upton Park SUE.
- 6.32 For the western area of Northampton a new facility will be required to cater for Northampton Kings Heath and Northampton West SUEs. Financial contributions will be required from these developments. The opportunity exists for the development of a 9 GP practice within multi-purpose building located on Kings Heath SUE and serving Northampton West SUE and the wider area. The PCT would tender out to GPs and would anticipate a site to be identified and provided by developer. (A building in the region of 1,000sqm is considered to be required but may be larger dependent on extent of services included).
- 6.33 The local GP practice to the North of Northampton is at capacity and there is no space to expand on their current site. The local GPs have commissioned a site search to identify a new site. There are a number of options for relocation including the potential for a site within the Northampton North SUE. A site of approximately 0.4ha is likely to be required.
- 6.34 As part of the Daventry Town Centre regeneration proposals a new site for a Primary Care Health Centre is under consideration which will provide for the relocation of existing GP practices and serve the growing town.
- 6.35 Towcester has two fairly new Medical Centres located in the urban area (Towcester Medical Centre and Brook Health Centre) that have capacity to cater for new development planned at Towcester South SUE. There may be a requirement for developer contributions to bridge a funding gap for new staff at one or both Medical Centres but this is undetermined at this stage.
- 6.36 Springfields Surgery covers the south of Brackley. GPs at Washington House Surgery and Brackley Health Centre are investigating a relocation to the north of the town. A new Primary Care Centre including GP surgeries, pharmacy, NHS dental facility and a 60 bed care home is under consideration. The PCT have £0.3m reserved for this project and some S106 contributions are secured.

## Primary Health Care Infrastructure Schedule

| Ref   | Growth Location               | Infrastructure Requirement  | Required for Growth at   | Delivery Body | Broad Phasing | Cost Est.    | Funding Sources    |
|---|-------------------------------|---|--|---------------|---------------|--------------|--------------------|
| <b>Northampton</b>  |                               |   |  |               |               |              |                    |
| H1  | Northampton (South)           | Contribution to improving Local Health Centres at Wootton Medical Centre and Grange Park Medical Centre   | South, & South of Brackmills SUEs, Avon Nunn Millls, Wotton Fields & Grange Park | PCT/GPs       | 2014          | £0.9m        | Developer          |
| H2  | Northampton NRDA (West)       | Contribution required to develop a 9 GP practice within multi-purpose building located on Kings Heath SUE. (Approx 1,000sqm building required). | Northampton Kings Heath SUE & Northampton West SUE                               | PCT/GPs       | 2016          | £3m          | Developer/ PCT/GPs |
| H3  | Northampton NRDA (North/West) | Contribution towards Internal Refurbishment of existing GP practice.  | Northampton North of Whitehills SUE  | PCT/GPs       | 2014          | £0.6m        | Developer          |
| H4  | Northampton NRDA (North)      | Relocation of existing GP practice and expansion to cater for patient Increase.   | Northampton North SUE  | PCT/GPs       | 2016          | £2.1m        | Developer/ GPs     |
| <b>Daventry</b>   |                               |   |  |               |               |              |                    |
| H5  | Daventry                      | New Primary Care Health Centre incorporating relocation of existing GP practice(s) at Town Centre location.                                     | Daventry Town Growth and SUE   | PCT/GPs       | 2013          | £2.8m        | Developer/ GPs     |
| <b>Towcester</b>  |                               |   |  |               |               |              |                    |
| H6  | Towcester                     | Revenue contribution towards existing GP practice.  | Towcester South SUE  | PCT/GPs       | 2016          | Not known    | Developer          |
| <b>Brackley</b>   |                               |   |  |               |               |              |                    |
| H7  | Brackley                      | New Primary Care Centre (2 relocated GP Surgeries, Pharmacy, NHS Dental Facility and 60 Bed Care Home).   | Brackley Town Growth and SUEs  | PCT/GPs       | 2012          | Not known    | Developer/ GPs     |
| <b>Total Primary Health Care Infrastructure Known Costs</b> |                               |   |  |               |               | <b>£9.4m</b> |                    |

NRDA – Northampton Related Development Area

## **Education**

- 6.37 Information on the number and sizes of schools required to provide for the growth anticipated over the JSC plan period is provided by Northamptonshire County Council (NCC) as education provider. NCC has taken a strategic approach to the delivery of education provision to make the best use of the existing resources, promote high quality education locally and to promote sustainable transport options.
- 6.38 Education provision is a legal requirement and NCC is obliged to meet the needs of all new development in its area. There is therefore limited potential for lack of school places to holdup development. Schools are provided directly by NCC and funded through a combination of NCC funding and developer contributions. There is an increasing move for schools to become academies. Academies receive their funding directly from the Education Funding Agency rather than from the County Council as education provider. The information provided by NCC is a robust assessment of future needs, however, needs are difficult to predict in the latter stages of the plan period. The opportunity for the establishment of Free Schools (which are outside the County Council's control) will reflect on the wider school place provision and will be kept under review.

## **Primary Education**

- 6.39 Primary schools by their nature are required to be provided close the population they serve. As such each of the SUEs will make provision for primary school education to meet their needs. These will mostly be two form entry schools. The developer will provide the capital cost and land provision for the primary school requirement.
- 6.40 The County Council policy is to provide for primary schools at two forms of entry as the minimum size. Where an SUE would require less than two forms of entry to mitigate the impact of the development the County Council will support the funding of the additional places above the development requirements.
- 6.41 In particular, the need for primary school places within the existing urban area of Northampton is growing and the County Council has already committed capital expenditure to provide for a number of primary school extensions to existing schools to add to the school places in the existing urban area. In the rural areas, primary school provision will respond to any particular village growth, however in most cases there is likely to be some capacity in many village primary schools.
- 6.42 As the need for school places arises only when the dwellings are occupied the provision of primary schools in the SUEs will be linked to the delivery of development and the broad phasing provided in the Education Infrastructure Schedules is linked to the Housing Trajectory as an estimation of delivery.

## **Secondary Education**

- 6.43 For secondary education, the County Council has undertaken a holistic and strategic review of secondary provision across the area with the objective of providing high quality education locally. Where additional capacity is required as a result of development NCC as education provider will require the capital costs of this additional provision to be secured from developers through the current S106 avenue (Regulation 122 compliant) or in the future through the Community Infrastructure Levy.

- 6.44 Northampton will require a new secondary school and extensions to existing secondary schools to serve the Northampton area. The County Council anticipates that places equivalent to up to 16 forms of entry will be required within the plan period. Over a 15 year period this is impossible to accurately predict and therefore some flexibility is built in to the projected delivery. The preferred location for the new secondary school to accommodate 8 or up to 10 forms of entry is at Northampton Kings Heath SUE and a site has already been accounted for in the developer's masterplanning. To provide sufficient secondary school places the new school will require to be supplemented by extensions and modifications to existing schools. These will be established in response to the delivery and location of new development.
- 6.45 Daventry has undergone significant changes in its education offer in the recent past. Both Daventry Town's secondary schools now offer 6<sup>th</sup> form education. The Daventry University Technology College (focused on sustainable and related new technologies) will have a very wide catchment area offering 600 places for 14 to 19 year olds. The college is due to open in 2013. The improvement of the educational offer at higher levels at Daventry town will offer more choice and opportunity to local residents and is already reversing the 'out-commuting' of pupils to other schools outside the catchment. During the later part of the JCS plan period to account for growth resulting from the SUEs a new 8 form entry secondary school will be required. Developers of Daventry North East SUE have accounted for a secondary school site within their overall development.
- 6.46 Towcester has one secondary school within the town which is presently at capacity. The Towcester South SUE development would result in the need for a further 3 to 4 forms of entry for the full 3,000 dwelling development. A new secondary school site has been identified by developers within the Towcester South SUE development. The need for this school will be kept under review as the existing secondary school at Towcester accepts a number of pupils from outside the catchment area including from Daventry. With the Daventry secondary schools potential for reclaiming pupils from its catchment the need for additional secondary places at Towcester may change.
- 6.47 Brackley has one secondary school which will require a 1 form of entry extension to accommodate growth in pupil numbers. Contributions to this provision are presently the subject of S106 obligations in relation to approved developments.
- 6.48 The new Silverstone Academy (University Technology College) located at Silverstone Circuit will have a very wide catchment area offering 500 places for 14 to 19 year olds in High Performance Engineering or Events Management and Hospitality within the heart of the motorsport valley.

### **Tertiary Education**

- 6.49 Tertiary education within West Northamptonshire is focused on the University of Northampton together with the Tresham Institute, Northampton College, Moulton College and Daventry Tertiary College. The new UTCs at Daventry and Silverstone are also part of the tertiary offer. These successful institutions continue to invest in their students learning and in the facilities they offer, working with Local Authorities, businesses and the wider community to deliver improvement. These organisations have their own development and funding plans for the future.

## Education Infrastructure Schedule

### Primary Education

| Ref                | Growth Location         | Infrastructure Requirement   | Required Growth at                  | for | Delivery Body | Broad Phasing       | Cost Est. | Funding Sources |
|--------------------|-------------------------|--|-------------------------------------|-----|---------------|---------------------|-----------|-----------------|
| <b>Northampton</b> |                         |  |                                     |     |               |                     |           |                 |
| E1                 | Northampton Town Centre | Extensions to Existing Primary Schools in Northampton Urban Area         | Northampton Urban Capacity          |     | NCC           | From 2013/14 onward | £25m      | NCC/ Developer  |
| E2                 | Northampton             | New two form entry Primary School at Avon Nunn Mills/Ransome Road        | Avon Nunn Mills/Ransome Road        |     | NCC           | 2014                | £6.45m    | NCC/ Developer  |
| E3                 | Northampton             | New two form entry Primary School at Upton Lodge                         | Upton Lodge                         |     | NCC           | 2014                | £6.45m    | NCC/ Developer  |
| E4                 | Northampton             | New two form entry Primary School at Pineham                             | Pineham                             |     | NCC           | 2014                | £6.45m    | NCC/ Developer  |
| E5                 | Northampton NRDA        | New two form entry Primary School at Northampton South SUE               | Northampton South SUE               |     | NCC           | 2019                | £6.45m    | NCC/ Developer  |
| E6                 | Northampton NRDA        | New two form entry Primary School at Northampton South of Brackmills SUE | Northampton South of Brackmills SUE |     | NCC           | 2021                | £6.45m    | NCC/ Developer  |
| E7                 | Northampton NRDA        | Two x new two form entry Primary Schools at Northampton Kings Heath SUE  | Northampton Kings Heath SUE         |     | NCC           | 2016                | £13m      | NCC/ Developer  |
| E8                 | Northampton NRDA        | New two form entry Primary School at Northampton Upton Park SUE          | Northampton Upton Park SUE          |     | NCC           | 2014                | £6.45m    | NCC/ Developer  |
| E9                 | Northampton NRDA        | New one form entry Primary School at Northampton North of Whitehills SUE | Northampton North of Whitehills SUE |     | NCC           | 2014                | £4.05m    | NCC/ Developer  |
| E10                | Northampton NRDA        | New three form entry Primary School at Northampton North SUE             | Northampton North SUE               |     | NCC           | 2015                | £10m      | NCC/ Developer  |
| E11                | Northampton NRDA        | New two form entry Primary School at Northampton West SUE                | Northampton West SUE                |     | NCC           | 2015                | £6.45m    | NCC/ Developer  |



| Ref  | Growth Location | Infrastructure Requirement  | Required Growth at           | for | Delivery Body | Broad Phasing | Cost Est.       | Funding Sources |  |
|--|-----------------|---|------------------------------|-----|---------------|---------------|-----------------|-----------------|--|
| <b>Daventry</b>                                    |                 |   |                              |     |               |               |                 |                 |  |
| E12  | Daventry        | New two form entry Primary School at Monksmoor Development                  | Monksmoor Development        |     | NCC           | 2016          | £6.45m          | NCC/ Developer  |  |
| E13  | Daventry        | Two x new two form entry Primary Schools at Daventry North East SUE to 2026 | Daventry North East SUE      |     | NCC           | 2017          | £13m            | NCC/ Developer  |  |
| <b>Towcester</b>                                   |                 |   |                              |     |               |               |                 |                 |  |
| E14  | Towcester       | New two form entry Primary School at Towcester South SUE to 2026            | Towcester South SUE          |     | NCC           | 2015          | £6.45m          | NCC/ Developer  |  |
| <b>Brackley</b>                                    |                 |   |                              |     |               |               |                 |                 |  |
| E15  | Brackley        | New two form entry Primary School at Brackley North SUE                     | Brackley North and East SUEs |     | NCC           | 2019          | £6.45m          | NCC/ Developer  |  |
| <b>Total Primary Education Infrastructure Cost</b> |                 |   |                              |     |               |               | <b>£129.55m</b> |                 |  |

### Secondary Education

| Ref                | Growth Location  | Infrastructure Requirement  | Required Growth at | for | Delivery Body | Broad Phasing | Cost Est. | Funding Sources |
|--------------------|------------------|---|--------------------|-----|---------------|---------------|-----------|-----------------|
| <b>Northampton</b> |                  |   |                    |     |               |               |           |                 |
| E16                | Northampton NRDA | New Secondary School (located at Northampton Kings Heath SUE) 8 to 10 form entry                    | Northampton        |     | NCC           | 2017          | £30m      | NCC/ Developer  |
| E17                | Northampton NRDA | Extensions to existing Secondary Schools serving Northampton (Additional 6 forms of entry required) | Northampton        |     | NCC           | 2018 - 2026   | £20m      | NCC/ Developer  |
| E18                | Northampton NRDA | Special Needs Unit  | Northampton        |     | NCC           | 2016          | £2m       | NCC/ Developer  |
| <b>Daventry</b>    |                  |   |                    |     |               |               |           |                 |
| E19                | Daventry Town    | New Secondary School (located at Daventry North East SUE - 8 form entry)                            | Daventry Town      |     | NCC           | 2020          | £30m      | NCC/ Developer  |

| Ref   | Growth Location      | Infrastructure Requirement   | Required Growth at           | for | Delivery Body                                       | Broad Phasing | Cost Est.       | Funding Sources  |
|---|----------------------|--|------------------------------|-----|---|---------------|-----------------|--|
| E20   | Daventry             | Daventry UTC (600 places)  | Daventry                     |     | UoN/<br>Moulton<br>College/<br>NCC                  | 2013          | £8m             | DDC/Uni of N'ton/<br>WNDC/<br>Moulton<br>College/<br>Gov't |
| E21   | Daventry             | Special Needs Unit   | Daventry                     |     | NCC   | 2016          | £2m             | NCC/<br>Developer  |
| <b>Towcester</b>  |                      |  |                              |     |   |               |                 |  |
| E22   | Towcester            | Extended and Modified Sponne Secondary School to accommodate an additional one form entry and supporting facilities. | Towcester South SUE          |     | NCC   | 2021          | £7m             | NCC/<br>Developer  |
| E23   | Towcester & Brackley | Silverstone UTC (540 places)   | Towcester & Brackley         |     | Tresham College/<br>Silverstone Circuit/<br>UoN/NCC | not known     | not known       | Tresham College/<br>Silverstone Circuit /Uni of N'ton      |
| E24   | Towcester & Brackley | Special Needs Unit   | Towcester & Brackley         |     | NCC   | 2016          | £2m             | NCC/<br>Developer  |
| <b>Brackley</b>   |                      |  |                              |     |   |               |                 |  |
| E25   | Brackley             | Extended Magdalen College School at Brackley. Additional one form entry.   | Brackley North and East SUEs |     | NCC   | 2021          | £3.5m           | NCC/<br>Developer  |
| <b>Total Secondary Education Infrastructure Known Costs</b> |                      |  |                              |     |   |               | <b>£104.5m</b>  |  |
| <b>Total Education infrastructure known costs</b>           |                      |  |                              |     |   |               | <b>£234.05m</b> |  |

NRDA – Northampton Related Development Area

## **Community and Leisure**

- 6.50 Community and leisure provision covers a number of different types of infrastructure including community halls/centres, emergency services, cultural development such as libraries, museums and galleries, indoor and outdoor sports provision, and public realm. .

### **Community Halls/Centres**

- 6.51 Community facilities in the form of halls or other meeting spaces are generally included in proposals for local centres. Typically, the expectation is that these facilities will be provided in shared buildings which also provide space for other uses, such as leisure, emergency services and libraries.
- 6.52 In large developments, community facilities are often provided directly by developers, giving a high degree of confidence in their provision. This is likely to be the case in some of the larger SUEs in West Northamptonshire. In smaller developments it may be more appropriate for contributions to be sought towards the upgrade of existing nearby facilities rather than the provision of new ones, but the facilities themselves will be provided by third parties, often Local Authorities. Where additional funding is needed on top of any developer contributions, there is a risk that the facility may not be provided.
- 6.53 Northampton Borough Council is undertaking an additional study to look at the provision of community facilities across the borough and its associated SUEs. This will give a finer grained view of facilities such as community halls that are required across the borough and where these can be upgraded, or provided within SUEs. The community halls/centres schedule will therefore be updated as further information becomes available.

### **Emergency Services**

- 6.54 Information on the emergency services was sourced through contact with the services themselves. As a general rule, while the emergency services do take account of planned population growth in developing their investment plans, they do not provide infrastructure limited to specific developments, but plan on a strategic countywide cover basis. Access is one of the main considerations, as the facilities will generally serve a large area. Facilities are provided directly by the emergency services, but may draw on contributions from developers, an example being where relocation of buildings is concerned.
- 6.55 Northamptonshire Police has made significant investment in provision of a major new Criminal Justice Centre at Brackmills, Northampton which replaces and upgrades facilities at Campbell Square and Weston Favell Police Stations. There are presently funding gaps in the service and further expansion of estates is likely to be difficult. Shared use facilities in existing buildings or at new community facilities is likely to be investigated in the future. The Police Service is presently reviewing its response to the growth at West Northamptonshire in terms of its funding requirements.
- 6.56 The provision of a fire and rescue service is a statutory requirement for which adequate provision must be maintained to meet countywide Standards of Operational Response. Northamptonshire Fire and Rescue Service provides its services through a strategic approach whilst fire stations are locality based, they each support and form part of a countywide response capability. Resources are not just mobilised to deal with an incident from the nearest location, but also from neighbouring locations countywide.

- 6.57 Development growth impacts Northampton Fire and Rescue Service's property fleet, equipment and response capability. Whilst the Service is not currently proposing any additional fire stations, the Service will be looking to apportion the capital implications of new fleet equipment and community risk reduction with planned growth for West Northamptonshire. There may also be a need to upgrade certain fire stations to accommodate additions to fleet and equipment necessitated due to planned growth.
- 6.58 Fire hydrants are required to be installed on all new developments. This is to ensure the availability of adequate water supplies for fire-fighting purposes. Provision of fire hydrants is a site specific requirement and the Fire and Rescue Service require this capital expenditure to be borne by the developer. Fire hydrants as a site mitigation requirement are not included within the emergency services infrastructure schedule as the number of fire hydrants required is determined at the time of a planning application through a risk based assessment related to the scale and form of a development. As an indicative guide one fire hydrant is required for every 50 dwellings or 5,000sqm of commercial premises. As an example, based on a development of 2,000 dwellings, 40 fire hydrants would be required at a total cost of £33,720 based on 2012/13 costs.

### **Cultural Development**

- 6.59 Cultural development for this IDP covers development such as libraries, museums and galleries. Information on libraries provision was provided directly by Northamptonshire County Council (NCC) as service provider. In 2011 NCC consulted on a number of library closures which met with strong public resistance. As a result NCC reviewed all 36 of its libraries across the County in order to ensure they were fit for 21<sup>st</sup> century. The resulting strategy from this review<sup>2</sup> proposes a tough but realistic future for Northamptonshire's libraries in the context of the on-going pressure on public finance. The strategy looks at the future of each library and sets out a range of cost saving measures. The position regarding libraries will be reviewed mid 2013 to ensure the strategy is on track, however the continuation of the library service without the loss of any libraries in the future will rely in part on continued volunteer time and philanthropic support.
- 6.60 At present NCC cannot afford to open more libraries but could relocate existing libraries to ensure they are as accessible as possible. Some of the 19 libraries in West Northamptonshire are well placed in relation of proposed SUEs and it is likely to be appropriate for SUE development to financially contribute to support existing libraries, their refurbishment and expansion, than to relocate them. There are however two opportunities for library relocation offered by SUE development. Northampton Kings Heath SUE offers the opportunity for the relocation of the Kingsthorpe library which is presently in a poor location in a basement area and with restricted parking. A replacement facility could be sited at Northampton Kings Heath SUE as part of a new community hub. Moulton library, whilst a popular library at the heart of the community is very small and in a poor state of repair with lack of space inhibiting the activities and partnership working offered. A replacement library could be sited within Northampton North SUE as part of a community hub, however the views of Moulton Village would need to be fully taken into account ahead of any re-provision.

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<sup>2</sup> Libraries Review and Strategy April 2012 to March 2015

- 6.61 The future model for library provision is as part of a community hub where a range of community and public services will join together and provide services through a multi-use building. This model is already being rolled out at Daventry and Towcester where a Library Plus facility is to be provided for each town. These new facilities are to be provided in the early part of the JCS plan period and capital expenditure for these libraries, as part wider regeneration schemes for Daventry Town Centre and Moat Lane at Towcester are already secured.
- 6.62 Brackley Library houses a thriving Children's Centre, the Brackley office of South Northamptonshire Council and a well used community garden although its location is poor being behind the High Street. There are no plans for Brackley Library within the lifetime of the JCS although in the future relocation to a more prominent position within the town will be considered as part of the Brackley Masterplan proposals.

### **Indoor and Outdoor Sports**

- 6.63 West Northamptonshire Sports Facilities Strategy (April 2009) makes a number of recommendations for new or improved sports facilities around the three districts in response to growth, although these are not tied to specific SUEs or developments. It advocates a partnership approach in providing sports facilities, whereby provision and funding is shared between private clubs, developers, Local Authorities, healthcare providers, Sport England and the national governing bodies of individual sports. It also advocates the sharing of space with community buildings, shops and offices, schools and libraries.
- 6.64 The Strategy makes a case for a 'Sporting Quarter' in the Moulton area, but does not suggest this is necessary to enable development. Elsewhere, it is assumed that growth will be catered for by extensions to existing facilities and by private investment in new facilities once market demand makes this viable. The Strategy reports that facilities in Northampton are largely adequate, but that better community access is needed, specifically by encouraging shared use of school facilities.
- 6.65 The Northampton Playing Pitch Strategy (NPPS), (November 2011) largely concurs with this view. It identifies that at a club level there are sufficient adult football pitches to meet current and future requirements for the borough and that improvements to existing facilities to account for growth are likely to be more appropriate than new provision. For cricket, the NPPS comments that there are only just enough cricket pitches of the right quality to meet demand for cricket in Northampton and a likely shortfall in appropriate provision once population grows and if participation increases.
- 6.66 There is a strong rugby culture in Northampton and the NPPS envisages that the pressure on existing pitches will adversely affect the quality of these sites and their ability to sustain the required levels of participation as the town grows. Taking into account the amount of projected population increase in Northampton, pitch capacity could be severely constrained. Population growth alone may generate up to an additional 10 teams across the age groups (primarily junior / midi), equivalent to another 5 games per week (above that as a result of participation increase).
- 6.67 Moulton College and Moulton Sports Complex are the first choice venue of Northampton Hockey Club, who are currently applying for funding for the creation of an additional pitch at this site to meet current and future demand. Located only just outside Northampton,

the club does not currently require facilities within Northampton Borough, as they anticipate remaining at their home ground, where significant investment has already been made into their facilities.

- 6.68 In Daventry District, the West Northamptonshire Sports Facilities Strategy identifies a shortfall in swimming pool and sports hall provision, but notes that this is largely in rural areas. Improvements to pitch and ancillary facility quality are required to ensure long-term sustainability.
- 6.69 Facilities in South Northamptonshire are stated as meeting demand, with the exception of astroturf pitches, which are a good example of a facility which could be shared with schools. Towcesterians Rugby Club is to provide an extension to their clubhouse funded through community support, South Northamptonshire Council and philanthropic donations from local business. It will not only benefit the rugby club but also the hockey, tennis, and cricket teams which share it, and will provide a key facility for a wide range of community groups.
- 6.70 For community use pitches the NPPS sets a standard of a minimum of 0.3ha per 1000 population required to meet community pitch and associated facilities demand by 2026. The Northampton Open Space Strategy (Northampton Borough Council 2009), drawing upon the Open Space, Sport and Recreation Audit and Assessment (PMP Consultancy 2009) set an accessibility standard of a 15 minute walk time to a grass pitch, equivalent to 720m.
- 6.71 When planning new facilities, particularly as part of new developments, while community use football facilities are required locally; there is a need to retain a club base of cricket and rugby grounds (and avoid the provision of dispersed pitches). New provision of club based facilities should therefore be located off a development site, or in conjunction with the development of a new club, or satellite club to an existing facility. The provision of community based pitch facilities will largely be required within the West Northamptonshire SUE developments by land provision. These are not included on the Indoor and Outdoor Sports Infrastructure Schedules as they are related to the specific development mitigation.

### **Public Realm**

- 6.72 The four towns of Northampton, Daventry, Towcester and Brackley will all absorb growth to varying scales during the lifetime of the JCS. Such growth inevitably place increased reliance on town centre and central area services and facilities. Northampton and Daventry will see a step change in the town centre offer for retailing, office and community facilities. The environment in which these regeneration proposals are provided is as important as the developments themselves. Public realm improvements such as soft and hard landscaping in the streetscape and public art contribute to the sense of place, they can promote civic pride, celebrate local traditions and distinctiveness and give context and legibility to the urban environment.
- 6.73 Funding opportunities will be sought for all four towns to improve the public realm of the town centres and urban environments. This is likely to be via a number of sources and is likely to include developer contributions either through Section 106 or via CIL.
- 6.74 A number of known public realm improvements are included in the Infrastructure Schedule however these will be refined and costed as further information becomes available.

## Community and Leisure Infrastructure Schedule

### Community Halls/Centres

| Ref  | Growth Location | Infrastructure Requirement                            | Required for Growth at       | Delivery Body | Broad Phasing | Cost Est.   | Funding Sources     |
|--|-----------------|---|------------------------------|---------------|---------------|-------------|---------------------|
| <b>Northampton</b>                                       |                 |   |                              |               |               |             |                     |
| C1   | NRDA            | Multi Use Community Building                          | Avon Nunn Mills Ransome Road | NBC           | 2016          | £1.5m       | Developer /Other    |
| C2   | NRDA            | Multi Use Community Building                          | Northampton King Heath SUE   | NBC           | 2020          | £1.5m       | Developer /Other    |
| C3   | NRDA            | Multi Use Community Building                          | Northampton West SUE         | NBC           | 2020          | £1.5m       | Developer /Other    |
| C4   | NRDA            | Multi Use Community Building                          | Northampton North SUE        | NBC           | 2020          | £1.5m       | Developer /Other    |
| <b>Daventry</b>  |                 |   |                              |               |               |             |                     |
| C5   | Daventry        | Community Space within Town Centre Multi Use Facility | Daventry                     | NCC/ Partners | 2014          | £5m*        | WNDC/ NCC/ Business |
| C6   | Daventry        | Multi Use Community Building                          | Daventry SUE                 | DDC           | 2020          | £1.5m       | Developer /Other    |
| <b>Towcester</b>   |                 |   |                              |               |               |             |                     |
| C7   | Towcester       | Community Space within Moat Lane Multi Use Facility   | Towcester                    | SNC           | 2014          | £3m*        | WNDC/ SNC/NCC       |
| C8   | Towcester       | Multi Use Community Building                          | Towcester South SUE          | SNC           | 2020          | £1.5m       | Developer /Other    |
| <b>Total Community Centre Infrastructure Known Costs</b> |                 |   |                              |               |               | <b>£17m</b> |                     |

\* Refers to Full Cost of Multi Use Facility

## Emergency Services

| Ref  | Growth Location | Infrastructure Requirement                | Required Growth at | for | Delivery Body | Broad Phasing | Cost Est.     | Funding Sources  |
|--|-----------------|---|--------------------|-----|---------------|---------------|---------------|------------------|
| <b>Northampton</b>                                 |                 |   |                    |     |               |               |               |                  |
| ES1  | NRDA            | Fire and Rescue Infrastructure            | NRDA               |     | Fire Service  | 2016 onward   | £1.5m         | Developer /Other |
| ES2  | NRDA            | Police and Safer Community Infrastructure | NRDA               |     | Police Force  | 2016 onward   | £0.5m         | Developer /Other |
| <b>Daventry</b>                                    |                 |   |                    |     |               |               |               |                  |
| ES3  | Daventry        | Fire and Rescue Infrastructure            | Daventry           |     | Fire Service  | 2016 onward   | £0.4m         | Developer /Other |
| ES4  | Daventry        | Police and Safer Community Infrastructure | Daventry           |     | Police Force  | 2016 onward   | £0.5m         | Developer /Other |
| <b>South Northants</b>                             |                 |   |                    |     |               |               |               |                  |
| ES5  | South Northants | Fire and Rescue Infrastructure            | South Northants    |     | Fire Service  | 2016 onward   | £0.45m        | Developer /Other |
| ES6  | South Northants | Police and Safer Community Infrastructure | South Northants    |     | Police Force  | 2016 onward   | £0.5m         | Developer /Other |
| <b>Total Emergency Service Infrastructure Cost</b> |                 |   |                    |     |               |               | <b>£3.85m</b> |                  |

## Cultural Development

| Ref                | Growth Location | Infrastructure Requirement  | Required Growth at | for | Delivery Body | Broad Phasing | Cost Est. | Funding Sources |
|--------------------|-----------------|---|--------------------|-----|---------------|---------------|-----------|-----------------|
| <b>Northampton</b> |                 |   |                    |     |               |               |           |                 |
| CD1                | NRDA            | Upgrades to existing Libraries and opportunities for relocation of Library provision within multi use buildings associated with SUEs and large developments | NRDA               |     | NCC/ Partners | 2013 onwards  | £1.5m     | Developer /NCC  |



| Ref  | Growth Location | Infrastructure Requirement                                | Required Growth at | for | Delivery Body | Broad Phasing | Cost Est.     | Funding Sources     |  |
|--|-----------------|---|--------------------|-----|---------------|---------------|---------------|---------------------|--|
| CD2  | NRDA            | Refurbishment and extension at Northampton Library        | NRDA               |     | NCC           | 2014 – 2017   | £10.7m        | Developer /NCC      |  |
| <b>Daventry</b>  |                 |   |                    |     |               |               |               |                     |  |
| DC3  | Daventry        | Daventry Library Plus – Located within Multi Use Building | Daventry           |     | NCC/ Partners | 2014          | At C5         | WNDC/ NCC/ Business |  |
| <b>Towcester</b>   |                 |   |                    |     |               |               |               |                     |  |
| DC4  | Towcester       | Towcester Library Plus relocated to Moat Lane Development | Towcester          |     | NCC/ Partners | 2014          | At C7         | WNDC/ SNC/NCC       |  |
| <b>Total Cultural Development Infrastructure Known Costs</b> |                 |   |                    |     |               |               | <b>£12.2m</b> |                     |  |

## Indoor and Outdoor Sports

| Ref                | Growth Location | Infrastructure Requirement                                | Required Growth at | for | Delivery Body | Broad Phasing | Cost Est. | Funding Sources              |
|--------------------|-----------------|---|--------------------|-----|---------------|---------------|-----------|------------------------------|
| <b>Northampton</b> |                 |   |                    |     |               |               |           |                              |
| S1                 | NRDA            | Provision of New 8 Court Sports Hall                      | NRDA               |     | Not known     | 2020          | £2.7m     | Developer /Other             |
| S2                 | NRDA            | Provision of New Swimming Pool                            | NRDA               |     | Not known     | 2020          | £3.2m     | Not known                    |
| S3                 | NRDA            | Improvements to existing Rugby facilities in Northampton. | NRDA               |     | RFC/RFU       | 2016 - 2026   | Not known | RFU/Sport England/ Developer |
| <b>Daventry</b>    |                 |   |                    |     |               |               |           |                              |
| S4                 | Daventry        | New 4 Lane 25m Swimming Pool                              | Daventry           |     | Not known     | 2020          | £2.5m     | Not known                    |
| S5                 | Daventry        | Sports Hall   | Daventry           |     | Not known     | 2020          | £2.2m     | Not known                    |
| S6                 | Daventry        | 2 Synthetic Turf Pitches                                  | Daventry           |     | DDC           | 2017          | £1.2m     | Developer /Other             |
| <b>Towcester</b>   |                 |   |                    |     |               |               |           |                              |
| S7                 | Towcester       | 16ha to provide for Football Pitches                      | Towcester          |     | SNC           | 2021 – 2026   | Not known | Developer /Other             |

| Ref   | Growth Location | Infrastructure Requirement   | Required Growth at | for | Delivery Body | Broad Phasing | Cost Est.   | Funding Sources  |
|---|-----------------|--|--------------------|-----|---------------|---------------|-------------|------------------|
| S8  | Towcester       | Pursue use of Tove Flood Plain for Informal Sports Pitches, Outdoor Gym and Walking Routes | Towcester          |     | SNC           | 2016 - 2026   | Not known   | Developer /Other |
| S9  | Towcester       | 1 x Synthetic Sports Pitch   | Towcester          |     | SNC           | 2017          | £0.6m       | Developer /Other |
| <b>Brackley</b>   |                 |  |                    |     |               |               |             |                  |
| S10   | Brackley        | Replace Brackley Pool with 6 Lane x 25m Pool   | Brackley           |     | SNC           | 2021          | £5m         | Developer /Other |
| S10   | Brackley        | 3ha Additional Playing Pitch (Football)  | Brackley           |     | SNC           | 2021          | Not known   | Developer /Other |
| S11   | Brackley        | 1 x Synthetic Playing Pitch  | Brackley           |     | SNC           | 2017          | £0.6m       | Developer /Other |
| <b>Total Indoor and Outdoor Sport Infrastructure Cost</b> |                 |  |                    |     |               |               | <b>£18m</b> |                  |

## Public Realm

| Ref                | Growth Location | Infrastructure Requirement   | Required Growth at | for | Delivery Body | Broad Phasing | Cost Est. | Funding Sources  |
|--------------------|-----------------|--|--------------------|-----|---------------|---------------|-----------|------------------|
| <b>Northampton</b> |                 |  |                    |     |               |               |           |                  |
| PR1                | NRDA            | Public Realm Improvements Abingdon Street                              | NRDA               |     | NBC           | 2012 onward   | £1.3m     | Developer /Other |
| PR2                | NRDA            | Public Realm Improvements Bridge Street                                | NRDA               |     | NBC           | 2012 onward   | £0.4m     | Developer /Other |
| PR3                | NRDA            | Public Realm Improvements Drapery /Bus Interchange                     | NRDA               |     | NBC           | 2012 onward   | £0.6m     | Developer /Other |
| PR4                | NRDA            | Public Realm Improvements Silver Street/Access to the Derngate Theatre | NRDA               |     | NBC           | 2012 onward   | £0.2m     | Developer /Other |
| PR5                | NRDA            | Public Realm Improvements Angel Street/Access to Mercers Row           | NRDA               |     | NBC           | 2012 onward   | £0.4m     | Developer /Other |

| Ref  | Growth Location | Infrastructure Requirement  | Required for Growth at | Delivery Body | Broad Phasing | Cost Est.      | Funding Sources  |
|--|-----------------|---|------------------------|---------------|---------------|----------------|------------------|
| PR6  | NRDA            | Other Public Realm Improvements through ongoing regeneration of the Town Centre                 | NRDA                   | NBC           | 2012 onward   | Not known      | Developer /Other |
| <b>Daventry</b>                                      |                 |   |                        |               |               |                |                  |
| PR7  | Daventry        | Public Realm Improvements through ongoing regeneration of the Town Centre                       | Daventry               | DDC           | 2012 onward   | Not known      | Developer /Other |
| <b>Towcester</b>                                     |                 |   |                        |               |               |                |                  |
| PR8  | Towcester       | Create "Town Centre Fund" to enable Physical Improvement and Promotion of Towcester Town Centre | Towcester              | SNC           | 2012 onward   | Not known      | Developer /Other |
| PR9  | Towcester       | Physical Improvements to Northern and Southern Gateways of the Town Centre                      | Towcester              | SNC           | 2012 onward   | Not known      | Developer /Other |
| PR 10  | Towcester       | Alterations to Market Square Car Park and Public Realm Improvements                             | Towcester              | SNC           | 2012 onward   | Not known      | Developer /Other |
| <b>Brackley</b>                                      |                 |   |                        |               |               |                |                  |
| PR 11  | Brackley        | Create "Town Centre Fund" to enable physical improvement and promotion of Brackley Town Centre  | Brackley               | SNC           | 2012 onward   | Not known      | Developer /Other |
| PR 12  | Brackley        | Physical Improvements to Northern and Southern Gateways of the Town Centre                      | Brackley               | SNC           | 2012 onward   | Not known      | Developer /Other |
| PR 13  | Brackley        | Public Realm Improvements to Market Place, Market Street, Halls Lane and Draymans Walk          | Brackley               | SNC           | 2012 onward   | Not known      | Developer /Other |
| <b>Total Public Realm Infrastructure Known Costs</b> |                 |   |                        |               |               | <b>£2.9m</b>   |                  |
| <b>Total Community and Leisure Known Costs</b>       |                 |   |                        |               |               | <b>£53.95m</b> |                  |

NRDA – Northampton Related Development Area

## Open Space and Green Infrastructure

### Open Space

- 6.75 Open space can encompass a wide definition but for the purposes of this document it is essentially formal play space, strategic landscaping and wider green infrastructure as set out below. (Community pitch space is incorporated in outdoor sports space set out above).
- 6.76 Play space requirements for new development are set out in local guidelines drawn from the now withdrawn Planning Policy Guidance 17: Planning for open space, sport and recreation. There are standards for equipped and non-equipped play spaces to be provided in new development. New play spaces will largely be provided in SUEs and larger developments and will meet the needs of the development itself. Provision of play spaces to provide for individual developments such as SUEs are not included on the infrastructure schedules as they are related to the specific development and will be brought forward by the developer. As further detailed work as a result of community involvement and masterplanning emerges the cost of this infrastructure provision to developers will be identified.

### Green Infrastructure

- 6.77 Long term plans have been drawn up by a number of green space providers to create large areas of linked open space across the county, the prime example being the River Nene Regional Park, which will link together a number of parks and open areas along the river valley. The River Nene Valley has been chosen as one of the 12 flagship Nature Improvement Areas (NIA) for England that will receive Government funding to make the Nene Valley better for wildlife, people and the economy. The Nene Valley NIA covers 41,000 ha running through the heart of Northamptonshire to the eastern fringes of Peterborough. It includes the River Nene its tributaries, gravel pits, reservoirs and much of the flood plain within the valley itself.
- 6.78 Where specific Green Infrastructure items are proposed, such as the country parks at Upton and Harpole, Kings Heath SUE, Daventry Country Park extension and town park proposals these have included in the Open Space and Green Infrastructure schedule.
- 6.79 Funding is known to be a problem for longer term green infrastructure proposals, as it is with cultural and leisure investment generally. While major items, such as Harpole Country Park, and Dallington Brook Park are proposed as part of larger planning applications, are likely to be funded, indications are that some of the longer term ambitions, such as the intention to create links to and from Salcey Forest, may be delayed for the foreseeable future.
- 6.80 Within allocated SUEs indicative structural green space is identified on the inset maps for each SUE. This notation is intended to indicate the general location of significant areas of green space within the development. These green spaces often form buffers to adjoining countryside or form biodiversity corridors within a development, for example following a water course or woodland. In some cases parts of indicative structural green space lie within floodplain area, for example at Daventry North East SUE and indicated were built development is to be avoided. The SUE indicative structural green spaces may be multi-functional areas contributing to both the informal and formal open space uses. They may

contain sports pitches, play areas, woodland, allotments, Sustainable Urban Drainage System (SuDs), wild flower meadow or community orchards. The specific form and function of indicative structural green space within SUEs will be guided by community engagement and the master planning process. As such indicative structural green space within SUEs is not included within the infrastructure schedule as no costing can be attributed at this stage and there may be double counting where play spaces or community pitches are included within the wider green infrastructure. These green spaces will be delivered by the developer as part of the SUE development and may provide a wider benefit to the community.

## Open Space and Green Infrastructure Schedule

| Ref                | Growth Location | Infrastructure Requirement   | Required for Growth at                      | Delivery Body | Broad Phasing   | Cost Est. | Funding Sources             |
|--------------------|-----------------|--|---|---------------|-----------------|-----------|-----------------------------|
| <b>Northampton</b> |                 |  |   |               |                 |           |                             |
| OP1                | NRDA            | Beckets Park Improvements  | NRDA  | NBC           | Post 2012       | £0.5m     | NBC/<br>Developer           |
| OP2                | NRDA            | Abington Park Improvements   | NRDA  | NBC           | Post 2012       | £2.4m     | NBC/<br>Developer           |
| OP3                | NRDA            | Racecourse Park Improvements   | NRDA  | NBC           | Post 2012       | £1.8m     | NBC/<br>Developer           |
| OP4                | NRDA            | River Nene Regional Park - Improvements to riverside walkways.               | NRDA  | EA            | 2017            | £0.5m     | Grant Funding/<br>developer |
| OP5                | NRDA            | Harpole Country Park - 37 ha to serve residents of Upton Lodge.              | Upton Lodge/<br>Norwood Farm<br>Development | Developer     | 2017            | £1m       | Developer/<br>Others        |
| OP5                | NRDA            | District Park to serve the Wider Area.                                       | Northampton<br>Kings Heath<br>SUE           | Developer     | 2019            | £1m       | Developer/<br>Others        |
| <b>Daventry</b>    |                 |  |   |               |                 |           |                             |
| OP6                | Daventry        | Urban Park Linking Town Centre Sites to Wider Urban Area                     | Daventry                                    | DDC           | 2015            | £0.5m     | Developer/<br>DDC           |
| OP7                | Daventry        | Borough Hill Country Park extensions/enhancements as formal Country Park     | Daventry                                    | EH/DEFRA      | 2013<br>ongoing | £1.5m     | Developer/<br>Other         |
| OP8                | Daventry        | Canal Park Linking the Expanded Country Park and Boundary Park               | Daventry                                    | DDC           | 2013<br>ongoing | £1m       | Developer/<br>DDC/Other     |
| OP9                | Daventry        | Extension of Canal to Town Centre and Interconnect with Green Space Network. | Daventry                                    | DDC           | 2016            | £12m      | Developer/<br>DDC/Other     |
| OP10               | Daventry        | Daventry Country Park Expansion.   | Daventry North<br>East SUE and<br>Monksmoor | DDC           | 2016            | £1m       | Developer                   |

| Ref  | Growth Location | Infrastructure Requirement  | Required for Growth at | Delivery Body | Broad Phasing | Cost Est.     | Funding Sources  |
|--|-----------------|---|------------------------|---------------|---------------|---------------|------------------|
| <b>Towcester</b>   |                 |   |                        |               |               |               |                  |
| OP11   | Towcester       | Allocate Land for New Allotments in Towcester.  | Towcester              | SNC           | 2015          | Not known     | Not known        |
| OP12   | Towcester       | Improving all Existing Green Infrastructure in the Town – inc. New Green Corridor from Sponne School to Bickerstaffs Rd. Improvements to Islington Rd Rec Ground. | Towcester              | SNC           | 2012 ongoing  | £0.5m         | Developer/ Other |
| OP13   | Towcester       | New 11ha Town Park at Wood Burcote to be provided as part of the SUE development.   | Towcester South        | Developer     | 2015 ongoing  | £1m           | Developer        |
| <b>Brackley</b>  |                 |   |                        |               |               |               |                  |
| OP14   | Brackley        | Allocate land for New Allotments  | Brackley               | SNC           | 2015          | Not known     | Not known        |
| OP15   | Brackley        | Provide New Open Space by extending St James Park to the North West   | Brackley               | SNC           | 2016 ongoing  | £0.5m         | Developer/ Other |
| OP16   | Brackley        | Enhancement of disused railway embankment off Glebe Drive   | Brackley               | SNC           | 2014          | £0.5m         | Developer/ Other |
| <b>Total Open Space and Green Infrastructure Known Costs</b> |                 |   |                        |               |               | <b>£25.7m</b> |                  |

NRDA – Northampton Related Development Area

## Utilities

- 6.81 Utilities infrastructure covers energy supply (through electricity and gas), water infrastructure (through water supply and waste water treatment) and telecommunications infrastructure.

## Energy

- 6.82 Information on electricity supply has been updated from the 2011 IDP and has been supplied by Western Power Distribution (WPD). WPD covers the growth areas of Northampton, Daventry, Towcester and Brackley. WPD has the strategic overview on electricity supply, although third parties may be responsible for the installation and continued maintenance of equipment such as substations and cabling. WPD forward plan strategic up-upgrades of the network for a 10 year period and are presently in period 5 of their 10 year Delivery Review Plan. As with water infrastructure developers will need to provide connections into the strategic network to serve their developments, and this connection infrastructure is paid for by the developer. These developer connections are not included on the infrastructure schedules as they will be determined through detailed study through the normal requisition process.
- 6.83 Recently energy supply demand has reduced from that anticipated. This is due to the economic down-turn and the general shift from manufacturing, requiring a high energy demand, to warehousing and service industries which have a lower energy usage. In addition sustainable energy generation through wind power, photo voltaic units (PVUs) and biomass generation has supported the general supply, however, this type of power generation is intermittent and (with the exception of biomass) dependent on weather conditions.
- 6.84 Northampton will require works in the medium term to increase its supply. This will be at cost to the provider and phased in to support demand. Discussions are presently underway for the relocation of the Nunn Mills Primary Substation which feeds power to Northampton town centre and its surroundings, except for Brackmills.
- 6.85 A new sub-station recently installed at Pineham (Banbury Lane) has capacity to provide for new developments in the Upton area arising from the JCS growth strategy. It is likely that Northampton North SUE will be served from an existing substation at Boothville. Northampton North of Whitehills SUE will be served by existing Primary Substations at Kingsthorpe or Chapel Brampton. Northampton West SUE will be served by the newly upgraded Ellesmere Avenue substation. New developments including SUEs will be required to pay for connections (cabling) to these substations which would be a normal part of development costs. A new Primary Sub-station will be required to serve Northampton Kings Heath SUE and the developers will have to pay for this infrastructure. For the southern area of Northampton and its growth (including Wootton Fields and Grange Park as well as the southern SUEs) an upgrade to Brackmills Primary Substation will be required.
- 6.86 There are no power supply issues for Daventry which presently has spare capacity for growth. However a new substation may be required for the full development of Daventry North East SUE at 4,000 dwellings.



- 6.87 For Towcester the catalyst to electricity supply upgrade is the Towcester South SUE. The developer will be required to pay for a Primary Substation to cater for the development which will be needed at an early stage of the development delivery. Western Power Distribution is already in discussion with the developer for this provision.
- 6.88 Recent investment in Brackley's Primary substation on the northern edge of Brackley North SUE has catered for Brackley's growing demands and will cover the growth in the town as set out in the JCS. The anticipated development at Silverstone Circuit will require new cabling from the Brackley Sub Station to the circuit at cost to the developer.
- 6.89 Gas supply infrastructure is requisitioned the same way as electricity supply, with developers paying National Grid to provide the low pressure pipes needed to serve the development. The risk of either gas or electricity connections not being provided is, therefore, judged to be small.
- 6.90 In Daventry, the industry experts consulted in the course of preparing the IDP have suggested that a new high / medium pressure gas main may be required during the IDP period. The need for this item, and its timing in relation to levels of growth, will need to be verified by National Grid at a later date.
- 6.91 Where primary substations (for electricity), or high pressure regulators (for gas) are required, the first developer to trigger such a need pays the full cost of the facility. If further developments come along which draw on the same facility, the developers who paid for the substation or regulator to be installed may claim back a proportion of what they paid from the new developer. Either way, the infrastructure is provided in response to the development. It is possible that this method of procurement may prevent or delay development if the cost of the infrastructure is too onerous for the first developer, in which case the developer would need to come to an arrangement with other developers in the area, to see whether an agreement could be reached to split or swap costs.

### **Water Infrastructure**

- 6.92 Information on the need for water-related infrastructure in West Northamptonshire has been provided in consultation with Anglian Water Services (AWS) and The Environment Agency (EA) and through the West Northamptonshire Water Cycle Study (WCS), September 2011, which has been prepared to support the JCS. The WCS provides information on water resources and water supply, waste water treatment and waste water network, and flood risk management. As the appointed water company AWS has the responsibility to provide sufficient quantity and quality of water to meet the needs of its customers, whilst also minimising their impacts on the environment.

### **Water Supply**

- 6.93 The WCS 2011 has collated the latest information on water resource planning and supply infrastructure from the EA and AWS in order to identify any significant constraints to the JCS predicted growth to 2026. The WCS concludes that AWS through their strategic infrastructure and resource planning are currently undertaking, and have planned for the future, a number of capital schemes that will support the proposed growth within the West Northamptonshire area until 2035.

- 6.94 For planned growth (such as SUEs) local reinforcements will be required and are provided for through the normal requisition process whereby the developer pays AWS to provide the necessary pipes and connections. The requisition process is triggered by development, and is therefore entirely dependent on the timing of the individual developments. There is therefore no risk of these connections not being provided when growth goes ahead. The delivery time for the provision of the required water supply infrastructure following a requisition or firm commitment from the developer is as follows:-

**Table 2 – Water Supply Infrastructure to SUEs**

| <b>SUE</b>                      | <b>Infrastructure Timescale from Requisition</b> | <b>Provision</b> |
|---------------------------------|--|------------------|
| Northampton North               | 18 months  |                  |
| Northampton South of Brackmills | No upgrade required                              |                  |
| Northampton West                | 18 months  |                  |
| Northampton South               | 6 months   |                  |
| Northampton Kings Heath         | 12 months  |                  |
| Northampton Upton Park          | 12 months  |                  |
| Northampton North of Whitehills | 6 months   |                  |
| Daventry North East             | 18 months  |                  |
| Towcester South                 | 18 months  |                  |
| Brackley North and East         | 12 to 18 months                                  |                  |

### **Waste Water**

- 6.95 The Northampton Drainage Action Plan (DAP) modelling shows there is capacity within the major trunk sewer to serve the planned SUEs. Connection to an appropriate point in the network will need to be agreed with AWS.
- 6.96 AWS has identified higher than expected unaccounted for flows and infiltration into the Northampton catchment. It is preferable to reduce these flows than increasing the capacity of the Great Billing Waste Water Treatment Works (WwTW). A twin track approach to assessing and managing unaccounted for flows and infrastructure planning is required allowing for the early agreement of a revised consent for Great Billing WwTW should the management of unaccounted for flows prove unfeasible. A drainage strategy is underway for Northampton Central Area to consider removing surface water connections from the combined system and find alternative discharge locations.
- 6.97 Since the 2011 IDP the Daventry Whilton WwTW upgrade has now commenced and is due for completion by December 2013. The main trunk sewer from Daventry to Whilton WwTW was considered to have some capacity issues at the 2009 Daventry appeals inquiry however, the co-joined appeal proposals had a higher housing delivery (10,000 dwellings) than that to be provided through the current JCS plan (which provides for approximately 2,000 dwellings to 2026). AWS is reviewing the trunk sewer capacity further.

- 6.98 The Towcester WwTW has capacity for the first 5 years of housing supply to be delivered. In the longer term additional infrastructure will need to be funded and delivered through the AWS business planning process. The infrastructure feasibility assessment has not identified any constraints to providing this infrastructure. AWS advise that a new sewer connection may be required to the eastern side of the catchment to convey flows to the WwTW to serve Towcester South SUE, however further detailed modelling will be undertaken through the developer requisition process.
- 6.99 The Brackely WwTW has capacity for the first 5 years of housing supply to be delivered through the JCS. In the longer term additional infrastructure will need to be funded and delivered through the AWS business planning process. The infrastructure feasibility assessment has not identified any constraints to providing this infrastructure.
- 6.100 Brackley WwTW is situated on the eastern side of the town and growth sites are a significant distance away. If these developments were to drain through the existing sewer network, they are likely to cause foul flooding, and may increase discharge from combined sewer overflows. A potential strategic solution was identified in Phase 1 of the WCS whereby a new sewer would extend from the east of Brackley to the WwTW which could serve both of these sites. AWS have advised that further planning will not begin until either the allocation of the sites in the JCS is confirmed or they receive a direct approach from developers requesting a connection to network.
- 6.101 All SUEs will be required to provide connections to the waste water network delivered through the normal regulated requisition process. These connections and their costs are determined through the requisition process and are not included in the infrastructure schedule.

#### **Key Primary Infrastructure Projects – Waste Water (Table 1 Page 16 refers)**

- 6.102 As a key part of the delivery of the JCS the capacity for the waste water treatment infrastructure to serve the growth identified is a requirement for development to occur. AWS has identified required up-grades at Great Billing WwTW to serve Northampton (schedule reference W2), at Whilton WwTW to serve Daventry (schedule reference W4) and Towcester and Brackley WwTW to serve their respective towns (schedule references W5 and W7). Whilton WwTW is already undergoing up-grading works which will be completed 2013. Towcester and Brackley WwTW will be required circa 2018 and will be included in AWS Asset Management Planning (AMP) period 6 which covers 2015 to 2020. Planning for AMP period 6 occurs in 2013 and is submitted to Ofwat.
- 6.103 Great Billing WwTW will require to be up-graded but timing of that upgrade is dependent on AWS tracing and reducing unaccounted for flows in the catchment to 'typical' levels by 2016. AWS have adopted a twin track approach which includes assessing and managing unaccounted for flows, and infrastructure planning. This will take place over AMP period 5 (2010 to 2015). If flows are returned to typical levels the up-grade of the WwTW will be required circa 2018/19, if the management of unaccounted for flows proves unfeasible, early agreement of a revised consent for the WwTW will be required by 2013.
- 6.104 The Infrastructure Schedule assumes unaccounted for flows can be suitably managed but through AWSs twin track approach there is contingency for an early consent if management of unaccounted for flows fails. Infrastructure item W1 'improvements to the

waste water network for Northampton town centre' will be instrumental in managing unaccounted for flows.

- 6.105 Infrastructure items referenced W1, W2, W4, W5 and W7 are identified as Key Primary Infrastructure Projects and are denoted as such by references shown in bold type on the Waste Water infrastructure schedules).

### Telecommunications

- 6.106 Telecommunications operators follow a different pattern to other providers. BT Openreach (the principal provider of all wire and cable-based telecom) advise that they pay developers to provide their developments with infrastructure, rather than seek contributions from them. BT Openreach was able to guarantee that they would provide telephone and cable lines wherever it proved possible, in response to development on the ground. Current levels of provision are good, and no difficulties are foreseen in providing the infrastructure needed to serve new development.
- 6.107 Broadband in Northamptonshire is currently served predominantly by traditional telephone lines that deliver broadband speeds of 8mb/s or 24mb/s at best, with some cabled areas having access to broadband up to 100mb/s. However, some parts of the urban areas are still not achieving 2mb/s and many rural areas have speeds of 0.5 mb/s or lower, or even no fixed line broadband service (these are known as "not spots"). This means that these areas experience "digital exclusion" and are not able to utilise services such as video streaming, BBC iplayer, online tools for home education and access to public services etc. It also makes running many types of business or working from home very difficult in these areas.
- 6.108 BT have committed to upgrade 16 exchanges that serve Northamptonshire communities by September 2012, with a further 5 exchanges on the county border, meaning that the benefits are shared. Further upgrade announcements are scheduled quarterly. Northamptonshire County Council has been working proactively with the industry to inform the commercial upgrade of exchanges and to ensure that the implications of supporting a growing economy in Northamptonshire are fully considered in their forward plans. Broadband Delivery UK (BDUK) has allocated £4.08m to Northamptonshire (match funded by the County Council) to support the County Council's aim of rolling-out 100% coverage of superfast broadband across the county by March 2017. Public sector funding will be targeted primarily in the rural areas where infrastructure cannot be delivered commercially.

## Utilities Infrastructure Schedule

### Energy

| Ref                                     | Growth Location     | Infrastructure Requirement  | Required for Growth at                        | Delivery Body                    | Broad Phasing | Cost Est.   | Funding Sources     |
|---|---------------------|---|---|----------------------------------|---------------|-------------|---------------------|
| <b>Northampton</b>                      |                     |   |   |                                  |               |             |                     |
| U1                                      | NRDA                | Replacement of transformers with higher rated units or install Secondary Substation   | NRDA  | Western Power Distribution (WPD) | 2016 - 2026   | £30m        | Provider            |
| U2                                      | NRDA                | 132kv Cable from Grendon to Nunn Mills – General upgrade and potential undergrounding | NRDA  | WPD                              | 2016 - 2026   | £30m        | Provider            |
| U3                                      | NRDA                | Move Substation and upgrade connections to grid.                                      | Avon Nunn Mills                               | WPD                              | 2016          | £3m         | Developer/ Provider |
| U4                                      | NRDA                | One new 33/11kv Primary Substation plus reinforcement in local 11kv grid              | Northampton Kings Heath                       | WPD                              | 2017          | £2m         | Developer/ Provider |
| U5                                      | NRDA                | Upgrade to Brackmills Primary Substation  | Wootton Fields, Grange Park and Southern SUEs | WPD                              | 2016          | £3m         | Developer/ Provider |
| <b>Daventry</b>                         |                     |   |   |                                  |               |             |                     |
| U6                                      | Daventry            | New Primary Substation for full 4,000 homes development                               | Daventry North East SUE                       | WPD                              | 2021          | £2m         | Developer           |
| <b>Towcester</b>                        |                     |   |   |                                  |               |             |                     |
| U7                                      | Towcester           | New Primary Substation  | Towcester South SUE                           | WPD                              | 2013          | £2m         | Developer           |
| U8                                      | Silverstone Circuit | New cabling from Brackley Substation to Silverstone Circuit                           | Silverstone Circuit                           | WPD                              | 2013          | £3m         | Developer           |
| <b>Total Energy Infrastructure Cost</b> |                     |   |   |                                  |               | <b>£75m</b> |                     |

## Waste Water

| Ref   | Growth Location             | Infrastructure Requirement   | Required for Growth at      | Delivery Body                             | Broad Phasing              | Cost Est.    | Funding Sources |
|---|-----------------------------|--|-----------------------------|---|----------------------------|--------------|-----------------|
| <b>Northampton</b>                                  |                             |  |                             |   |                            |              |                 |
| <b>W1</b>   | Northampton Town Centre     | Waste and Surface Water Infrastructure, Requirement and Cost Subject to Ongoing Discussions with Anglian Water | NRDA                        | Developer/ Anglian Water Sevices (AWS)/EA | Post 2016                  | Not known    | Developer       |
| <b>W2</b>   | Northampton General         | Extension to Great Billing Waste Water Treatment Works   | NRDA                        | AWS                                       | 2019                       | £18m         | AWS             |
| W3  | SUEs and Other Developments | Connection to the Waste Water Network from SUEs and Other Developments.  | SUEs and Other Developments | AWS                                       | Linked to housing delivery | Not known    | Developer       |
| <b>Daventry</b>                                     |                             |  |                             |   |                            |              |                 |
| <b>W4</b>   | Daventry General            | Upgrading Whilton Waste Water Treatment Works  | Daventry                    | AWS                                       | 2012                       | £5m          | AWS             |
| <b>Towcester</b>                                    |                             |  |                             |   |                            |              |                 |
| <b>W5</b>   | Towcester South SUE         | Upgrading Towcester Waste Water Treatment Works.   | Towcester South SUE         | AWS                                       | 2018                       | £5m          | AWS             |
| W6  | Towcester South SUE         | Upgrade to Main Sewer  | Towcester South SUE         | AWS                                       | 2013                       | £4m          | Developer       |
| <b>Brackley</b>                                     |                             |  |                             |   |                            |              |                 |
| <b>W7</b>   | Brackley                    | Upgrading Brackley Waste Water Treatment Works.  | Brackley SUEs               | AWS                                       | 2018                       | £5m          | AWS             |
| W8  | Brackley General            | New Sewer from the East of Brackley Town   | Brackley SUEs               | AWS                                       | 2013                       | £4m          | Developer       |
| <b>Total Waste Water Infrastructure Known Costs</b> |                             |  |                             |   |                            | <b>£41m</b>  |                 |
| <b>Total Utilities Infrastructure Known Costs</b>   |                             |  |                             |   |                            | <b>£116m</b> |                 |

**Bold = Key Primary Infrastructure Project**

NRDA – Northampton Related Development Area

## 7. Conclusions

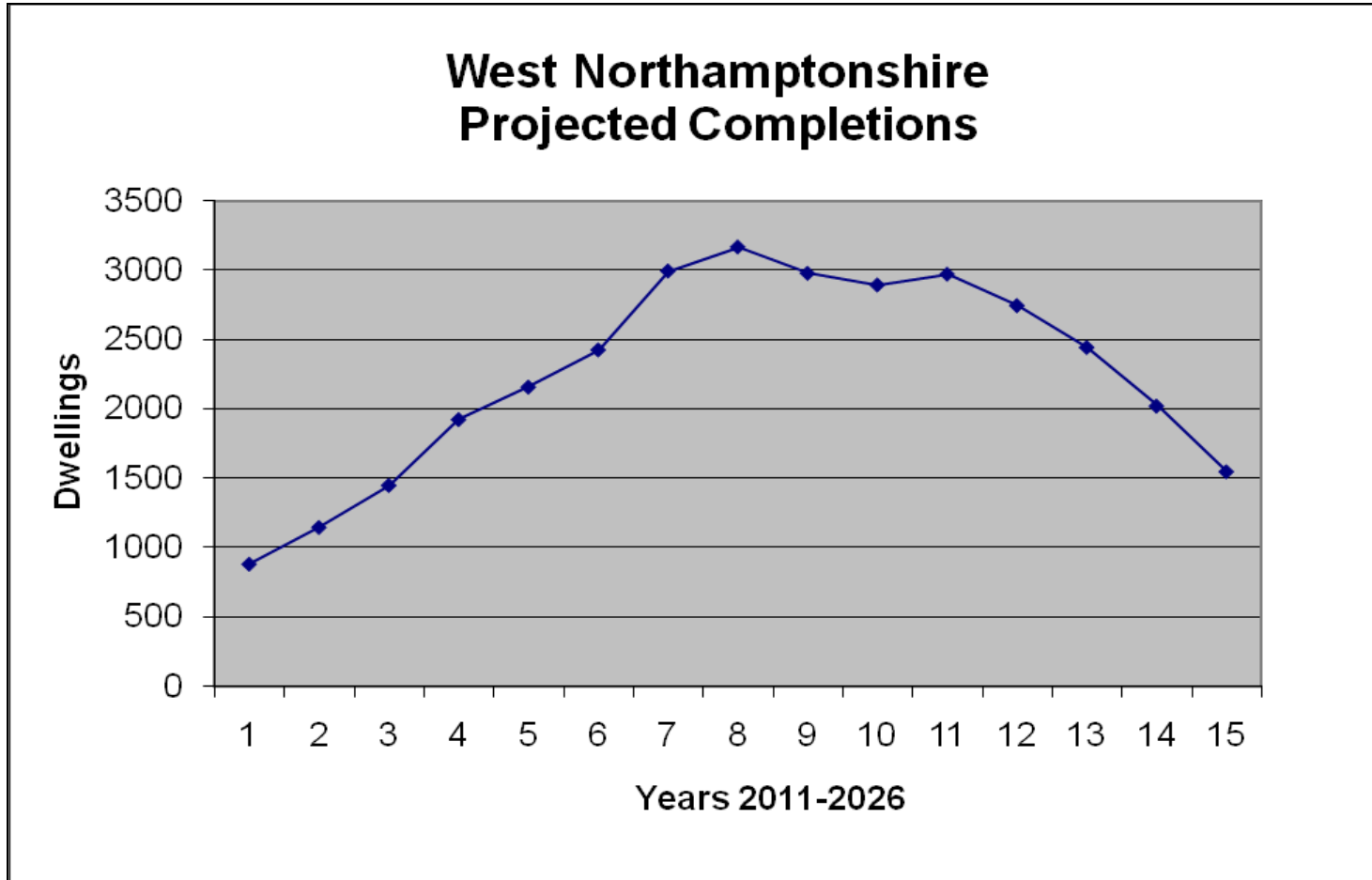
- 7.1 The Infrastructure Delivery Plan Schedules included in this document have identified the infrastructure to support the planned growth in the three West Northamptonshire authorities of Northampton, Daventry and South Northamptonshire up to 2026. The IDP Schedule has identified key primary infrastructure projects that if unimplemented could at delay or at worst prevent the delivery of growth across a number of sites.
- 7.2 The schedules identify cost estimates for the infrastructure projects. Clearly the accuracy of information on costing varies. In some cases costs can be accurately predicted particularly in the early years of the plan period and where detailed studies have been completed. For the latter part of the plan period costings can be more difficult to establish hence the need for the IDP to be annually updated as further information is established through detailed study and linked to the monitoring of development delivery through the West Northamptonshire Annual Monitoring Reports (AMRs).
- 7.3 The IDP indicates a funding requirement of some £690m but this excludes some infrastructure to be provided on large development sites such as SUEs including play spaces, community pitches and other open space, landscape areas and green infrastructure associated with the development of the SUEs. There are clearly opportunities for double counting between these land uses which should be avoided. Green spaces within large developments and SUEs will be provided by the developer to serve the needs of the development although some wider benefit may accrue in some instances. As community engagement and masterplanning work continues on developing SUEs these infrastructure items will be further defined.
- 7.4 Different types of infrastructure are funded and delivered in different ways for example:
- items which are funded by developers and delivered on-site in response to development (e.g. site mitigation);
  - items which are funded or partly funded by developers but which are delivered independently of the development (e.g. pooled S106 contributions, or in the future CIL, to strategic off-site infrastructure or off-site infrastructure required to mitigate the development);
  - items which are not funded by the developer and which are delivered independently of the development (e.g. strategic infrastructure, such as strategic utilities delivered by providers, strategic infrastructure items provided by public funding).
- 7.5 As identified at Section 5 of this IDP update, the current economic circumstances result in challenges to funding infrastructure. Government funding through grants and other funding initiatives are hard-won by local authorities and development viability may limit the extent of contributions available from developments and choices on the types of development, standards and infrastructure contribution may have to be made until development viability improves. The timing and phasing of infrastructure and on-site affordable housing provision may need to be carefully considered for developments that are close to viability margins.

7.6 The table below sets out the estimated cost of strategic infrastructure across infrastructure types for the West Northamptonshire area. Some funding towards infrastructure provision has already been secured, is likely to be available or has been programmed into utilities/providers forward planning strategies. An estimate of this has been made in the table below. The infrastructure funding gap for West Northamptonshire is the remaining sum for which developer contributions and other funding opportunities or will sought. Developers will make their contributions to infrastructure in accordance with CIL regulation 122 and paragraph 204 of the NPPF in relation to S106 planning obligations and in the future through CIL. Other forms of funding will be required to close the funding gap.

**Table 3 - West Northamptonshire Infrastructure Totals by Type**

| <b>Infrastructure Categories</b>            | <b>Totals (rounded)</b> |
|---|-------------------------|
| Transport                                   | £250.50m                |
| Primary Health Care                         | £9.40m                  |
| Education                                   | £234.00m                |
| Community and Leisure                       | £54.00m                 |
| Open space and Green Infrastructure         | £25.70m                 |
| Utilities                                   | £116.00m                |
| <b>TOTAL (rounded)</b>                      | <b>£689.60m</b>         |
| <b>Funding Secured or Likely (estimate)</b> | <b>£200.00m</b>         |
| <b>Funding Gap</b>                          | <b>£439.60m</b>         |





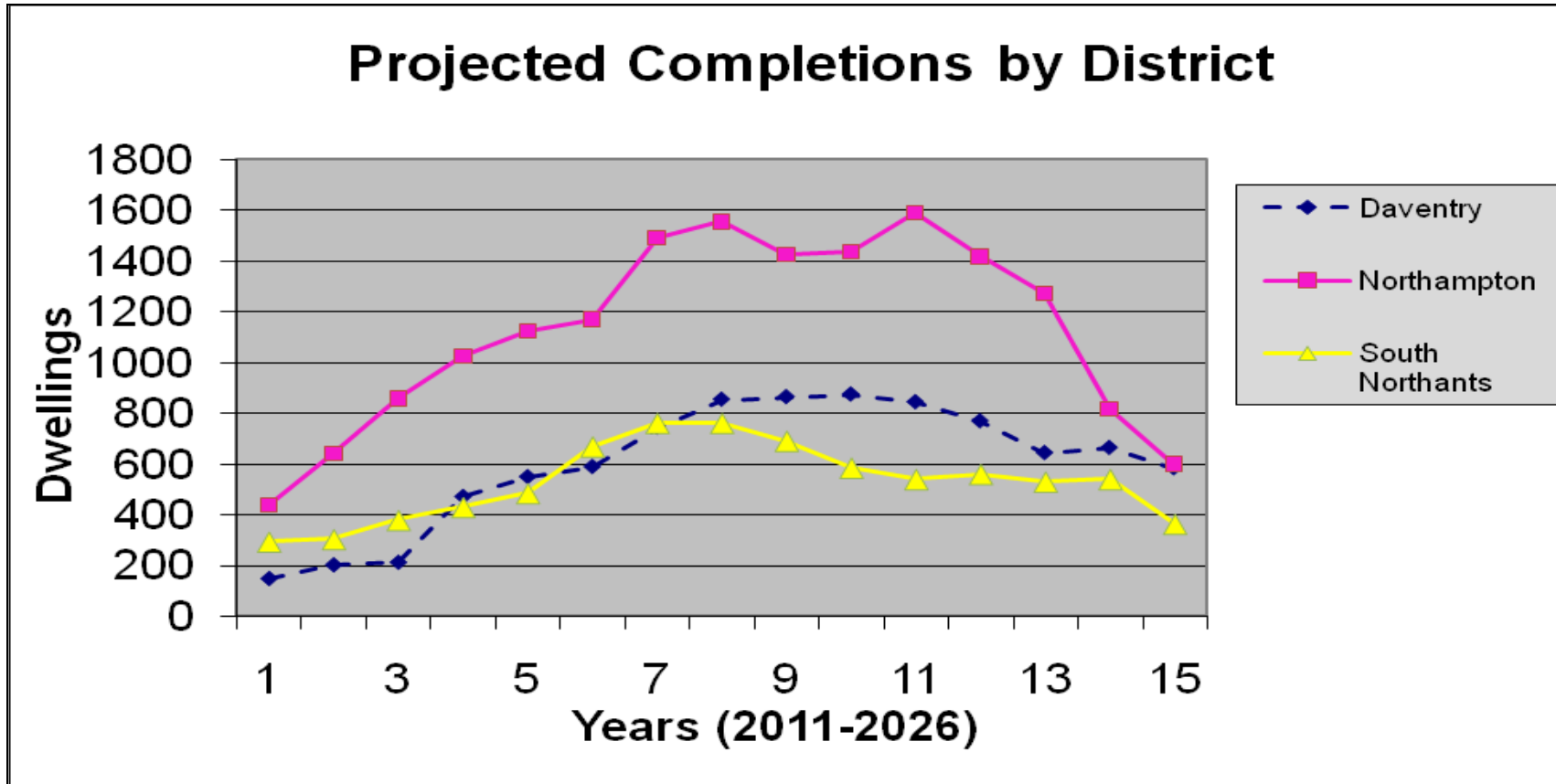
## Housing Completions (West Northamptonshire)

|                       | 2001/02 | 2002/03 | 2003/04 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | Total |
|-----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|
| West Northamptonshire | 1999    | 2009    | 1450    | 2195    | 2224    | 2354    | 1550    | 1109    | 792     | 689     | 16369 |

## Proposed

|    | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | Total |
|----|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| WN | 884   | 1149  | 1452  | 1926  | 2160  | 2428  | 2997  | 3170  | 2980  | 2896  | 2974  | 2747  | 2446  | 2023  | 1500  | 33782 |

I.2



## Housing Completions (District)

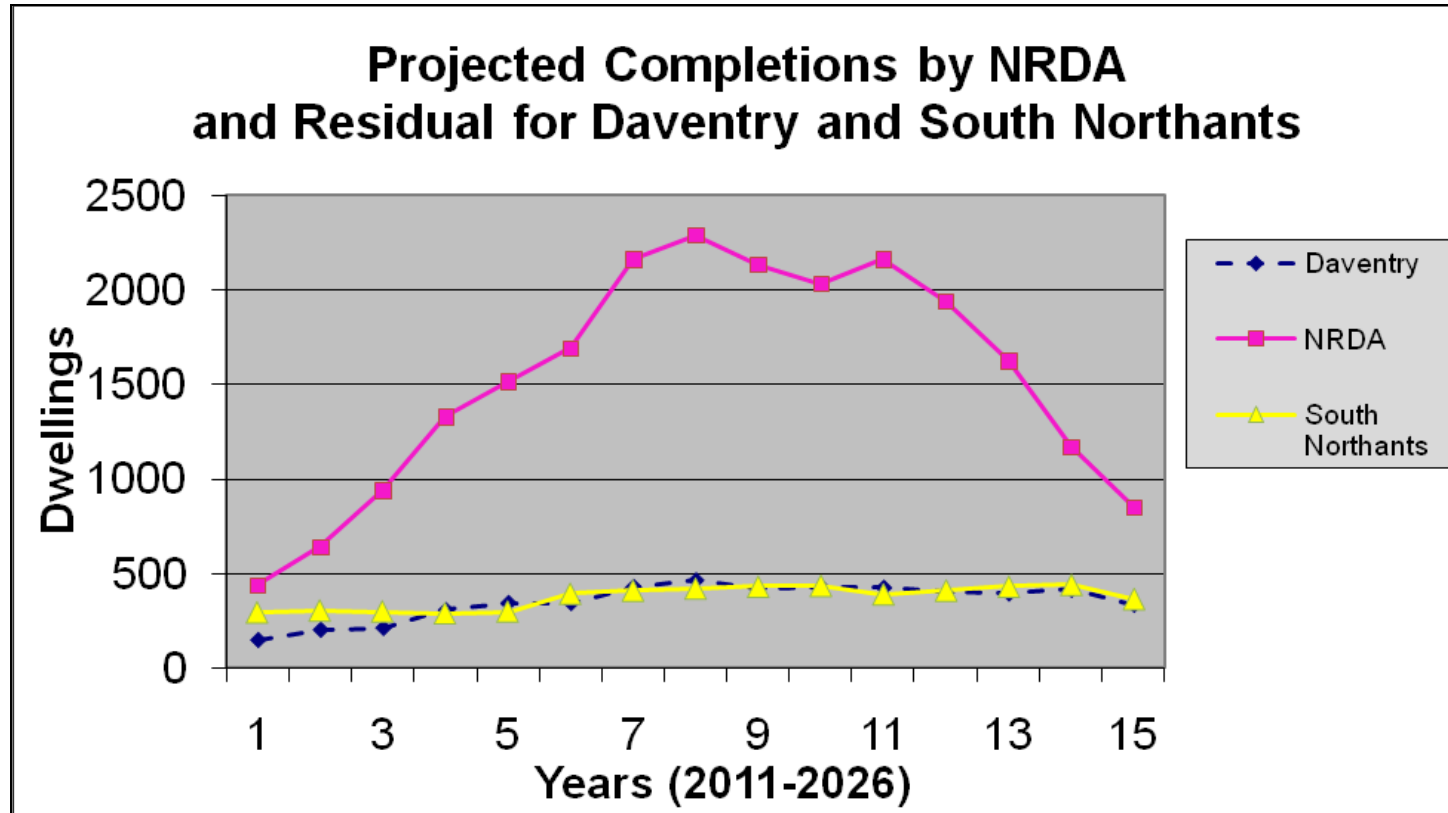
|                        | 2001/02 | 2002/03 | 2003/04 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | Total |
|------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|
| Daventry District      | 417     | 435     | 266     | 247     | 360     | 295     | 319     | 183     | 174     | 158     | 2854  |
| Northampton Borough    | 935     | 581     | 753     | 1353    | 1554    | 1802    | 983     | 707     | 360     | 322     | 9350  |
| South Northamptonshire | 647     | 993     | 431     | 595     | 310     | 257     | 248     | 219     | 258     | 207     | 4165  |

## Proposed

|     | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | Total |
|-----|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| DDC | 149   | 203   | 213   | 472   | 550   | 590   | 745   | 855   | 865   | 875   | 845   | 770   | 645   | 665   | 585   | 9027  |
| NBC | 440   | 641   | 859   | 1024  | 1125  | 1170  | 1492  | 1555  | 1425  | 1436  | 1589  | 1417  | 1271  | 818   | 600   | 16862 |
| SNC | 295   | 305   | 380   | 430   | 485   | 668   | 760   | 760   | 690   | 585   | 540   | 560   | 530   | 540   | 365   | 7893  |

1.3

*Housing Trajectory by NRDA and remainder of Daventry and South Northamptonshire*



1.4

### Housing Completions (NRDA and Remainder)

|                                  | 2001/02 | 2002/03 | 2003/04 | 2004/05 | 2005/06 | 2006/07 | 2007/08 | 2008/09 | 2009/10 | 2010/11 | Total |
|----------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|
| Daventry District (Ex NRDA)      | 417     | 435     | 266     | 247     | 360     | 295     | 319     | 183     | 174     | 158     | 2854  |
| Northampton RDA                  | 1084    | 1208    | 1009    | 1623    | 1626    | 1824    | 1020    | 707     | 360     | 322     | 10783 |
| South Northamptonshire (Ex NRDA) | 498     | 366     | 175     | 325     | 238     | 235     | 211     | 219     | 258     | 207     | 2732  |

### Proposed

|     | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | Total |
|-----|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| DDC | 149   | 203   | 213   | 307   | 345   | 345   | 430   | 465   | 420   | 430   | 425   | 400   | 395   | 415   | 335   | 5277  |
| NBC | 440   | 641   | 939   | 1329  | 1515  | 1690  | 2157  | 2285  | 2130  | 2031  | 2159  | 1937  | 1621  | 1168  | 850   | 22892 |
| SNC | 295   | 305   | 300   | 290   | 300   | 393   | 410   | 420   | 430   | 435   | 390   | 410   | 430   | 440   | 365   | 5613  |