

Infrastructure Delivery Plan (IDP)

The Plan for the Borough of Wellingborough

Date: September 2017

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1 Introduction

- 1.1 Local infrastructure provision is very important. New developments need investment in the transport network, connections to electricity, gas and water supplies, and the provision of additional leisure, recreation and cultural activities. As part of the development of the Plan for the Borough of Wellingborough (PBW), the council has worked with infrastructure providers to identify the implications of planned growth and to identify where investment will be required over the plan period.
- 1.2 In addition to demands on infrastructure from new development, the Borough will be subject to changing demographics, an ageing population and climate change, and these considerations have been included in the work carried out.
- 1.3 The infrastructure planning process needs to identify not only the infrastructure that is required but also the cost and phasing of delivery, how it will be funded and who is responsible for delivery.
- 1.4 The objectives of the Infrastructure Delivery Plan (IDP) are to:
 - Provide evidence on what infrastructure is required to support the development proposed in the PBW up to 2031.
 - Identify an infrastructure delivery plan/programme which will provide an integrated approach to future investment and a basis to seek developer contributions.
- 1.5 The IDP is part of the evidence base supporting the PBW. The infrastructure provision will change as new funding programmes are developed and priorities change, therefore the IDP will be a living document and will be updated on a regular basis to reflect any changes.
- 1.6 The main part of the document details the background information supplied by the infrastructure providers on existing provision and future requirements, and an assessment of the implications for the PBW. The detail of the projects is contained in the Infrastructure Delivery Schedule (IDS) in the final section.

2 Policy Context

National

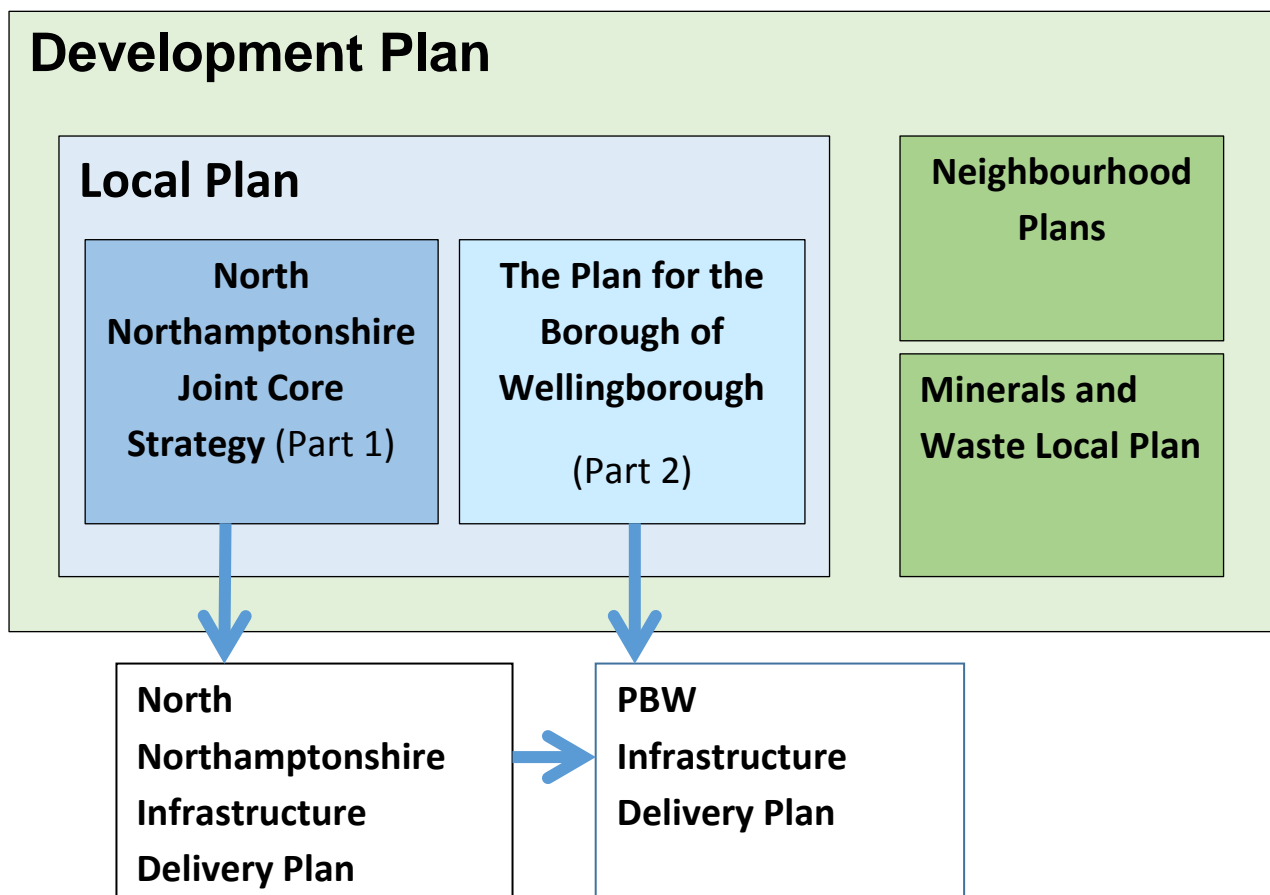
- 2.1 The National Planning Policy Framework (NPPF) (2012) requires planning authorities to set out in their strategic priorities for the provision of infrastructure.
- 2.2 It also requires planning authorities to work with other authorities and infrastructure providers to assess the quality and capacity of infrastructure and its ability to meet future demands for:
 - Transport
 - Water supply
 - Waste water and its treatment
 - Energy
 - Telecommunications

- Utilities
- Health
- Education
- Flood risk

In addition to the above list, this IDP also contains requirements for Green Infrastructure, police, fire and social infrastructure.

Strategic

- 2.3 The North Northamptonshire Joint Core Strategy (JCS) adopted in July 2016 forms part 1 of the Wellingborough Local Plan and sets out the strategic policies as well as the distribution and scale of development for the period 2011-2031. The PBW forms part 2 of the Wellingborough Local Plan and provides local guidance within this framework.
- 2.4 This IDP supports the PBW and forms an addendum to the North Northamptonshire Infrastructure Development Plan (2015) (NN IDP) which supported the JCS. As the NN IDP is a 'live' document this IDP updates the infrastructure required for the Borough of Wellingborough based on the latest evidence base, including additional schemes required to deliver the scale of growth in the PBW.
- 2.5 As set out in the NN IDP there is a significant funding gap between the infrastructure required to deliver the levels of development proposed and the currently secured funding. This IDP details the funding gap, where costings are known, as well as the different funding mechanisms that can be used to fund infrastructure.



3. Assessing existing and future need

- 3.1 In assessing the existing and future need, the Council has, wherever possible, used information from current planning permissions and background evidence to understand whether there is or will be a deficit of provision.
- 3.2 New developments should pay to help mitigate the additional demand for infrastructure that arises as a result of their development. Existing shortages of infrastructure are not the responsibility of new developments and should not be remedied through developer contributions.
- 3.3 The IDP has been developed collaboratively with stakeholders and strategic infrastructure providers, including Northamptonshire County Council (NCC) and the accompanying schedule in Appendix A sets out the projects necessary to meet the needs created by new development in the PBW.

4. Development

- 4.1 The PBW takes forward the development set out in the JCS (Table 1); it seeks to ensure that there are sufficient suitable sites to deliver development to meet the identified need within the borough.

Table 7.2 Housing delivery in named settlements - extract from Table 5 of the JCS

	Settlement	Housing Requirement (2011-31)
Wellingborough Total		7,000
Growth Town	Wellingborough	5,750
Villages	Earls Barton	250
	Finedon	150
	Irchester	150
	Wollaston	160
Rural housing (outside the four named villages)		540

Table 1 – Table 5 of the JCS

- 4.2 The majority of growth is focused within the growth town of Wellingborough, the map at Appendix B shows the key housing and employment sites that will deliver the majority of the plan targets.

Housing

- 4.3 A large proportion of the housing requirements to 2031 are to be delivered through the development of two sustainable urban extensions (SUEs) known as Wellingborough East/Stanton Cross and Wellingborough North/Glenvale Park. Both of the SUEs have outline planning permission and development has commenced on both sites.

- 4.4 Wellingborough East has consent for 3,650 dwellings of which the PBW anticipates in the region of 2,980 being delivered in the plan period alongside 1,765 dwellings at Wellingborough North 2011-2031, which has consent for 3,000 dwellings. The site related infrastructure needs for these developments were assessed through the planning application process. The resulting infrastructure requirements are to be delivered in association with or alongside the developments. These pieces of infrastructure are wholly or partly funded by the schemes as appropriate to the mitigation required and are identified in the schedule of infrastructure in Appendix A.

Employment

- 4.5 The JCS sets a target for 6,100 jobs to be provided in Wellingborough between 2011 and 2031. The majority of these jobs will be delivered at the two urban extensions at Wellingborough North and Wellingborough East as well as the Appleby Lodge employment site and the new Wellingborough prison development. These are shown on the map in Appendix B of this document. There is capacity at these sites to exceed the job target in the JCS, and these sites provide the choice and flexibility to deliver high quality employment.

5 Infrastructure Planning

- 5.1 The principal role of this IDP is to show how the development set out in the PBW will be supported through infrastructure provision. The majority of infrastructure requirements were identified in the NN IDP. This IDP identifies and updates these, where necessary and where further information has been provided. This document also identifies additional infrastructure where this is required and items that are needed to deliver the PBW.
- 5.2 The nature of infrastructure delivery will require the IDP to be flexible enough to incorporate and respond to change. It relies on information supplied by the council, service providers and partners. Adaptability will be achieved during the plan period through the publication of updates. This will enable the council, service providers and partners to plan effectively and maximise the potential associated with this growth to achieve wider sustainability, economic, social and environmental objectives.
- 5.3 In total the infrastructure requirements set out in this document over the period to 2031 identify a current funding gap of £109,381,289. This is the is, total infrastructure cost required minus the secured funding.
- 5.4 The council is not progressing Community Infrastructure Levy (CIL) at present, and consequently it is not identified as a potential funding stream in this IDP.

6 Infrastructure Requirements and Projects Schedule

- 6.1 Through ongoing liaison with stakeholders, notably through the development of the NN IDP, providers have been able to set out the current position of infrastructure and identify the future needs in line with the housing trajectory and

distribution of development. Through this process they have clarified their costs and delivery timescales wherever possible.

- 6.2 This section outlines the different sectors of infrastructure.
- 6.3 In the context of the IDP it is important to identify what infrastructure is needed to deliver the development set out in the PBW. Alongside these, those projects that are fundamental to the delivery of the JCS/PBW are set out. If these do not come forward in a timely fashion it could result in delays to development. The schedule of infrastructure in Appendix A also references where projects have been identified in the NN IDP, by using the same project reference number.
- 6.4 The IDP considers infrastructure requirements in the following service headings:
- Key infrastructure projects
 - Transport/Road network
 - Sustainable Travel
 - Education
 - Health
 - Green Infrastructure
 - Social and Cultural Infrastructure
 - Police
 - Fire
 - Energy
 - Water Supply and Treatment
 - Water and Flood Management
 - Telecommunications.

7 Key infrastructure projects

Infrastructure Types

- 7.1 This section identifies the infrastructure required under the different infrastructure types. Whilst it reflects and updates identified infrastructure in the NN IDP, it does not repeat the commentary set out in that document, providing instead an overview of key issues. The project costs for each of the identified projects are identified in Appendix A.

8 Transport/Road Network

- 8.1 Information on highways infrastructure for the NN IDP was supplied by Northamptonshire County Council (NCC) and Highways England (HE), through detailed studies and transport modelling. The PBW has also been informed by additional transport modelling undertaken by NCC. Transport modelling identifies network pressure points and potential capacity shortfalls.

Strategic Road Network

- 8.2 Highways England has been working with stakeholders to understand the scale and location of development proposals to advise on the implications and

infrastructure needs of the Strategic Road Network (SRN). The main two SRN in North Northamptonshire are the A14/E24 and the A45. The A45 is the only SRN within the Borough of Wellingborough.

- 8.3 The A45 study has indicated that some of the junctions will require improvements to ensure they are capable of operating acceptably. Funding for improvements to the Wilby Way roundabout was secured through the Pinch Point funding stream; this is to meet capacity improvements to 2021 and have been completed. The other junctions requiring capacity enhancement are:
- Skew Bridge
 - Chowns Mill
- 8.4 Skew Bridge is a developer scheme to accommodate the Rushden Lakes development adjacent to the junction, whilst Chowns Mill is a Road Investment Strategy (RIS) scheme to be commenced in road period 1, 2015-2020.
- 8.5 With regards to the A14 several schemes are also identified. Funding was secured for the widening between junctions 7 and 9 which is now completed. The other schemes relate to specific developments coming forward that are located and accessed from this corridor.
- A14 Junctions 10/10a
 - A14 Junctions 8-9

Principal and Local Road Network

- 8.6 NCC has previously undertaken a great deal of modelling work to support the JCS. This modelling identified many road improvements across the area. It also highlighted that highway improvements needed to be supported by measures to achieve a modal shift away from car use and identified public transport improvements as well as pedestrian and cycle networks. Additional transport modelling has been undertaken for the PBW and this identifies further road improvements.

Sustainable Travel

- 8.7 With the need to achieve wider sustainability objectives and meet the transport needs of the area, it is recognised that a change in travel behaviour is required. Improvements in inter-urban public transport routes coupled with more accessible and convenient services remain a key way of achieving this. The identified projects will help provide a sustained modal shift, away from the car to more sustainable modes of transport, supporting the objectives of the JCS.
- 8.8 Investments in strategic rail connections serving North Northamptonshire and Wellingborough are continuing. Preparatory work has begun on the electrification of the Midland Main Line between Bedford and Sheffield, to enable increased capacity, efficiency and a reduction in journey times, helping to support an efficient alternative to journeys made by car.
- 8.9 Planned improvements and investment in train stations is one way to improve the attractiveness and suitability of travelling by train. A key project is the delivery

of redevelopment at Wellingborough train station, to include improvements to services and car parking as part of the Wellingborough East SUE. Continued investment must extend beyond the rail network to improve the connectivity of public transport and low carbon modes of transport at stations. Connecting local, county and national bus services with other key transport hubs and population centres whilst improving the pedestrian and cycle network will deliver a more integrated and sustainable low carbon travel network.

9 Education

- 9.1 Pupil places are very much interlinked with changes in population. Some areas of Northamptonshire have seen a significant increase in the birth rates in recent years. This has resulted in certain locations having an insufficient number of school places.
- 9.2 The large developments across the area will create a need for new schools. Some of these will be required solely for the new developments, others will provide for the existing population.

Primary Education

- 9.3 Primary school contributions are to be secured through S106 contributions. There are three additional proposed primary schools required, two proposed at Wellingborough East (a 2 form entry and a 3 form entry) and a further 2 form entry one at Wellingborough North. These will provide for the substantial increase in population arising from Wellingborough East and Wellingborough North
- 9.4 A Special Education Needs (SEN) free school is proposed that will provide schooling for special needs students. This will be funded by the Education Funding Agency (EFA) if the application is successful. The specific location of this school is still to be determined.

Secondary and Further Education

- 9.4 There is a need in this area for further secondary provision. This will be partly funded through direct development contributions, but as the school will serve the wider population other funding will need to be secured.
- 9.5 Tresham College is due to merge with Bedford College in August 2017. It has been confirmed that the development of a new science, technology, engineering, and math (STEM) Centre will no longer go ahead as planned and the bulk of the funding secured for this development will go to other projects. Bedford College has expressed intent to carefully market research the needs of Wellingborough and to deliver a comprehensive curriculum in line with local skills needs, either on the existing site or through partnerships elsewhere in the Wellingborough area. It will announce its plans in summer 2018. The existing campus site in Wellingborough is currently being partially demolished with the support of the South East Midlands Local Enterprise Partnership (SEMLEP).
- 9.6 Moulton College is a specialist land based college delivering construction, agriculture and sports courses which provides a subsidised transport service to ensure young people living in the Wellingborough area are able to access high quality apprenticeships and post-16 study programmes. Moulton has invested significantly in skills and has a skills academy based just outside Higham Ferrers off the A6. This provides education and training in construction and animal welfare and management.

- 9.7 Moulton College is developing a £3.5 million Food and Drink Innovation Centre funding by the Local Growth Fund (LGF2) and in response to meeting the SEMLEP skills priority for food and drink manufacturing, particularly in Northamptonshire. This centre is being developed on the Moulton College main site and will open in September 2018.

10 Health

- 10.1 Health infrastructure is an important part of creating sustainable places. The Clinical Commissioning Groups (CCGs), NHS Trusts, GP practices (working together across three federations, the super practice, local government and the voluntary sector across our health and care system) are committed to delivering reduced health inequalities and to improving the health and wellbeing of the population of Northamptonshire. The NHS's Sustainability and Transformation Plan (STP) ¹ reaffirms a commitment amongst all partners to provide an integrated county wide service.
- 10.2 The CCGs are leading on the development of an estate strategy for out of hospital services in the county and all existing provider estates are seen as one of the key enablers of which some will need significant investment. This will be underpinned by the following principles:
- Optimise use of existing estate and ensure that federations/super practice consider the full breadth of out of hospital estate (including primary care, community care, social care, voluntary services, etc.).
 - Use all estate more efficiently than at present and use shared space where necessary across the footprint.
 - Ensure choice of location for new care model allows community based workforce to be co-located as appropriate and share knowledge & best practices.
 - Enable delivery of transformed and enhanced clinical models by identifying what is required and where, and supporting plans for strengthening estates infrastructure accordingly.
 - Focus on maximising utilisation across the entire estate, thereby supporting seven-day working whilst releasing savings through disposal and increasing efficiency.
 - Respond to the "Carter" challenge to reduce NHS trust non-clinical footprint by 35%.
 - Ensure that their estate can deliver the aspirations of the GP Forward View by developing the estate and investing in the infrastructure.
 - Create the framework and basis for moving toward a 'one public estate' approach and supporting governance to facilitate change.
- 10.3 Improvements to the Isebrook have been identified in a response from the NHS regarding the priorities for Wellingborough. When the evidence base is available it will be used to inform any further contributions. Ongoing dialogue with the NHS will take place to ensure sustainable places are created.

¹ <http://www.neneccg.nhs.uk/northamptonshire-s-sustainability-and-transformation-plan-2016-2021/>

- 10.4 The following table identifies the contributions to health facilities that have been secured by the council through S106 agreements in the last five years, but are yet to be received, or contributions that are still outstanding with the payment trigger not yet met:

Location	Application Reference	Project	Secured Funding through S106 Health contributions
Earls Barton Medical Centre	WP/2013/0398	Improving GP Facilities in Earls Barton	£24,453
Wellingborough North	WP/2008/0150	1 hectare of land provision for a Primary Care Trust plus a £500,000 contribution towards cost of a GP surgery.	£500,000
Earls Barton	WP/2013/0510	Health contribution of £50,000 provided to the Nene CCG.	£50,000
Wellingborough East	WP/15/00605/VAR	Reserve a site for a healthcare centre on the WEAST development.	-

11. Green Infrastructure

- 11.1 Green Infrastructure (GI) is an important part of delivering sustainable communities and provides a wide range of benefits to health and well-being, biodiversity, flood and water management, soil and soil management, air and air quality, climate change and carbon capture.
- 11.2 In addition the borough has a wide range of important designations, such as the Upper Nene Valley Special Protection area (SPA), the Nene Valley Nature Improvement Area (NIA) alongside many SSSIs and other designations. These sites are all susceptible to increases in visitor numbers which could result in a variety of unacceptable impacts unless mitigation measures are implemented.
- 11.3 The Joint Core Strategy has a policy requirement to remedy local deficiencies, and these deficiencies can be identified through [Natural England's Access to Natural Green Space Standards \(ANGst\)](http://www.naturalengland.org.uk/regions/east_of_england/ourwork/gi/accessiblenaturalgreenspacestandardangst.aspx)². Some areas currently have or will not have access, within the parameters stated, to natural green space.
- 11.4 The projects listed in Appendix A will protect important areas of biodiversity from increased visitor pressure and others will provide areas of natural green space for residents.

²http://www.naturalengland.org.uk/regions/east_of_england/ourwork/gi/accessiblenaturalgreenspacestandardangst.aspx

12 Social and Cultural Infrastructure

Public Realm

- 12.1 Improvements to the public realm in Wellingborough are an integral part of the growth and regeneration agenda making the borough a more attractive place to live and work. This is particularly important to assist in the improvement of the town centre, creating an attractive place to shop enabling it to serve a growing community in line with the PBW which takes forward the Wellingborough Town Centre Area Action Plan (2009) objectives and the Wellingborough Public Realm Strategy (2010).

Culture

- 12.2 Cultural infrastructure will play a vital role within North Northamptonshire. This will help to establish new communities and neighbourhoods which identify with the settlements in which they live and work, helping to create a network of distinctive settlements.
- 12.3 The council owns and manages the Castle Theatre, Finedon Town Hall and the Tithe Barn. There are a range of other arts and performance spaces in the borough – both in the town and in the surrounding villages. The council recognises and embraces the contribution all the venues and is developing a cultural strategy to support this.

Libraries

- 12.4 The North Northamptonshire Cultural Investment Plan details how library provision will be met through refurbishment, extension or replacement. The objectives of Northamptonshire County Council, the service provider for libraries is changing the role libraries play within town and village centres. An increased social and economic role will see libraries provide 'community' and 'enterprise' hubs alongside traditional access to information. The libraries located in the borough of Wellingborough are:
- Wellingborough Library
 - Earls Barton Library
 - Finedon Library
 - Irchester Library
 - Wollaston Library
 - Mobile Library van

Museums and Resource

- 12.5 Museums and heritage centres in North Northamptonshire play a key role. They maintain a sense of place as centres of learning and as visitor attractions. Schemes which help increase the provision of museum space and enrich the cultural offer will underpin the delivery of sustainable growth.
- 12.6 In the borough there are a number of museums and resources, these include the Wellingborough Museum providing information on the town and borough and the

Wollaston museum providing information on Wollaston and the history of the boot and shoe industry.

- 12.7 In addition, the nationally important archaeological and historic asset of Chester Farm which is located between Wellingborough and Irchester, tells the story of Northamptonshire's history over the last 10,000 years. Northamptonshire County Council has created a project to develop this facility and deliver a visitor attraction for Northamptonshire. Attractions of significant importance can also play an economic role, attracting visitors and helping to sustain associated informal local economic activity.

Sport and Leisure

- 12.8 The retention and improvement of a good range of sports facilities is essential to support the proposed levels of growth in the PBW for it to be seen as a desirable place to live and work. Growth in population will place increased pressure on leisure centres and outdoor sports facilities. Although full implementation of some of the infrastructure may not be critical at the time of delivery of projected housing, the cumulative impact of new housing will become acute over time.
- 12.9 Strategic Leisure undertook work on the indoor sports facilities, sports halls and swimming pools required between 2011-2031, to build on the Open Space, Sports and Recreation Audit and Assessment 2015 that was undertaken by TEP. Specifically, the supplementary work, (focussed on sports halls and swimming pools) is based on an up to date Sport England Facility Planning Model (FPM) assessment, specific quality assessments on BCW facilities, and a spatial analysis of existing provision in relation to areas of new housing growth. It identifies facilities required to meet planned population growth and these are identified in Appendix A.

13 Emergency (Public) Services

Police

- 13.1 Northamptonshire Police are responsible for the policing of the County, including collisions and road policing, countywide operations, protecting vulnerable people and investigating and solving crimes. There are police stations in several of the main towns and safer community teams that operate in smaller sub areas across each authority.
- 13.2 The increase in population arising from new development leads to an increase in incidents of crime. Therefore there is a requirement to increase police infrastructure accordingly in order to maintain and create safe and sustainable places for people to live and to secure appropriate capital and revenue resources to address such growth. There is no central Government funding for the capital costs of policing new development.
- 13.3 The costs identified for the authority are those associated with the capital cost of the infrastructure to recruit, train, equip and accommodate the necessary additional officers.

- 13.4 It has been established that no new police stations are required within the area and the Northern Criminal Justice Centre (Kettering Police Hub) is currently being provided through other funding streams. The preferred location for new safer community teams is to co-locate with other service providers which reduces costs and improves efficiency.

Fire

- 13.5 The Northamptonshire Fire and Rescue service manage their resource disposition through community risk and the required capability to meet the risk and provide safe systems of work. This capability is achieved through applying a countywide strategic approach to resources.
- 13.6 The relocation of fire stations will better meet the changing pattern of community risk as a consequence of local and countywide social and economic infrastructure development and growth, helping to ensure that operational standards of response can be maintained to new and existing communities and infrastructure.
- 13.7 Any new developments will need to provide adequate water supplies for effective fire-fighting through fire hydrants secured through developer contributions.
- 13.8 The Fire service has published a 'Community Protection Plan' for Northamptonshire that outlines how the Fire and Rescue service will respond to existing and future challenges and issues between 2017 to 2020.
- 13.9 Infrastructure investment will be a key component of maintaining high standards of service in Northamptonshire to respond to a growing population.
- 13.10 A large part of the future strategy for the Fire service involves collaborative working with the Police and the Ambulance. This involves the potential sharing of facilities and headquarters. There is also a growing co-responding scheme which involves both Ambulance and Fire services responding to incidents and supporting colleagues in other Emergency Departments when incidents occur.
- 13.11 A wider collaboration is being proposed to create a joint fire control project with Warwickshire. This was begun in 2012 and is anticipated to be completed 2017-18. This will involve a shared joint control room; options for this are to be explored in the 2017-18 financial year.
- 13.12 Police and Fire services share a strategic aim to share a single building within each major town. Currently there are active work streams being progressed over the lifetime of the 'Community Protection Plan' up to 2020 including exploring the potential for the shared use of the Fire Station in Wellingborough town. There is also potential for a shared fleet maintenance and stores facility.
- 13.13 These aims and objectives will inform future provision of Fire Service facilities in Northamptonshire and Wellingborough. Specific schemes and projects will

arise over the lifetime of this IDP, in order to respond to National, Regional and Local trends and growth.

14. Energy - Electricity and Gas

- 14.1 Development proposals within the Wellingborough area are unlikely to have a significant effect upon National Grid's gas and electricity transmission infrastructure. It is unlikely that any extra growth will create capacity issues for National Grid given the scale of these gas and electricity transmission networks. The existing networks should therefore be able to cope with additional demands.

National Electricity Transmission Network

- 14.2 The National Grid operates the national electricity transmission system across Great Britain and owns and maintains the network in England and Wales, providing electricity supplies from generating stations to local distribution companies. The company does not distribute electricity to individual premises directly. It is the role of local distribution companies to distribute electricity to homes and businesses. National Grid's Seven Year Statement sets out the proposed enhancements to the electricity transmission network and can be found at the following link: <http://www.nationalgrid.com/uk/Electricity/SYS/>
- 14.3 Development proposals within the Wellingborough area are unlikely to have a significant direct effect upon National Grid's electricity transmission infrastructure. Generally, network developments to provide supplies to the local distribution network are as a result of overall regional demand growth rather than site specific developments.
- 14.4 The local distribution network operator (Western Power Distribution) is responsible for operating the local electricity distribution network which supplies electricity from the national electricity transmission system direct to households and businesses. If new infrastructure is required in response to an increase in demand across the local electricity distribution network the operator (Western Power Distribution) may request improvements to an existing National Grid substation or a new grid supply point.

Gas National Transmission System

- 14.5 The National Grid owns and operates the high pressure gas transmission system in England, Scotland and Wales. This consists of around 4,300 miles of pipelines and 26 compressor stations connecting to eight distribution networks.
- 14.6 New gas transmission infrastructure developments (for example pipelines and associated installations) are periodically required to meet increases in regional demand and changes in patterns of supply. Developments to the network occur as a result of specific connection requests, for example power stations, and requests for additional capacity on the network from gas shippers. Generally, network developments to provide supplies to the local gas distribution network are as a result of overall regional demand growth rather than site specific developments.

Gas Distribution Networks

- 14.7 In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to consumers. There are eight regional distribution networks, four of which are owned by National Grid. The gas distributor for the area is Cadent Gas. National Grid's Ten Year Statement sets out the proposed enhancements to the gas transmission network and can be found at the following link: <http://www.nationalgrid.com/uk/Gas/TYS/>

15. Water Management

- 15.1 Development and increased population place additional pressures on water management. Increased urban runoff must be managed effectively to prevent both flooding and pollution. New developments must safeguard both new and existing areas against flooding. Effective management can see improvements and safeguards secured for surrounding water courses. Flood management schemes which unlock land by controlling flood water sustainably can also achieve this.
- 15.2 The large developments across the area will create a need for comprehensive water management schemes. Some schemes will be required solely for the new developments, others will help remedy or protect against existing issues.
- 15.3 Since the 15th April 2015, Local Planning Authorities have been required to consult Northamptonshire County Council as Lead Local Flood Authority (LLFA) on all major planning applications. The LLFA review the applications in relation to surface water drainage only. The LLFA is also required to provide technical advice on surface water drainage strategies, and on any designs put forward for new major developments.

Water supply and Wastewater treatment

- 15.4 The water industry operates on five-yearly investment cycles called Asset Management Plan (AMP) periods. The current asset management plan period (known as AMP6) covers the period 2015 to 2020. Customer charges will be set following submissions from Anglian Water about what it will cost to deliver the business plan. Further information relating to Anglian Water's Business Plan is available to view at the following address: <http://www.anglianwater.co.uk/about-us/our-plan-2015-to-2020.aspx>.

Water resources

- 15.5 Anglian Water published a Water Resource Management Plan (WRMP) in 2015 which outlines how they propose to maintain a sustainable balance between water supply and demand over the next 25 years within its area of responsibility. The WRMP is updated every five years against a methodology determined by Defra which includes formal examination and consultation. Anglian Water is currently in the early stages of reviewing the current WRMP for the Anglian

Water region. As part of which they are considering the implications of the growth proposed in the Borough of Wellingborough administrative area.

Wastewater treatment

- 15.6 In general, water recycling centre (previously referred to as sewage or wastewater treatment works) upgrades where required to provide for additional growth are wholly funded by Anglian Water through its Asset Management Plan.
- 15.7 Anglian Water closely monitors housing and economic growth in its region to align investment and the operation of its infrastructure to additional demand for both water and used water. Where they have identified a need for further investment at water recycling centres they are currently working to identify to what extent improvements are required to serve additional growth in the relevant catchment and how they will ensure that they continue to protect the water environment. Its investment uses a total expenditure, known as totex, approach to provide the best outcome for customers so where a need is identified the solution and investment may change as its internal asset planning processes refine the options.
- 15.8 In addition Anglian Water is currently considering a 25 year growth forecast for their area of responsibility and are developing long term integrated strategies to manage growth, for highest risk catchments in this area. These will be published and consulted on in its new Water Recycling Long Term Plan as part of the PR19 business planning process (next business plan period).

Water supply and foul sewerage networks

- 15.9 All sites will require a connection to the water supply and foul sewerage networks. Dependent upon the location and scale of proposed development improvements may be required to the existing water supply and/or foul sewerage networks.
- 15.10 Foul network improvements are generally funded/part funded through developer contribution via the relevant sections of the Water Industry Act 1991. The cost and extent of the required network improvement are investigated and determined when they are approached by a developer and an appraisal is carried out. There are a number of payment options available to developers. Options include deducting the revenue that will be raised from the newly connected dwellings (through the household wastewater charges) over a period of twelve years off the capital cost of the network upgrades. The developer then pays the outstanding sum directly to Anglian Water.
- 15.11 Water infrastructure provision will be dependent on location and scale of the development and contributions for upgrades or strategic schemes will be obtained through provisions in the Water Industry Act 1991.
- 15.12 Anglian Water seeks contributions directly from developers for improvements to the foul sewerage network and water supply network in accordance with the provisions of the Water Industry Act 1991.

Water Quality

- 15.13 To comply with the Water Framework Directive (WFD), development must not cause deterioration to the current WFD status of the water environment. Opportunities to address issues within the local water environment should be sought through existing and planned development. These opportunities and issues are identified in the Anglian River Basin Management Plan cycle 2 and River Nene Integrated Catchment Management Plan produced by the River Nene Regional Park

Flood Management

- 15.14 The North Northamptonshire Flood Risk Management Study (2012 update) informed the JCS and updated the North Northamptonshire Flood Risk Management Study (2007) and the flood risk management study set out in the North Northamptonshire Detailed Water Cycle Strategy (2009).
- 15.15 Northamptonshire County Council, is the Lead Local Flood Authority (LLFA). It is responsible for;
- Co-ordinating flood and water management within Northamptonshire.
 - Undertaking a County Wide Local Flood Risk Management Strategy (LFRMS) and associated Action Plan, in partnership with the Borough and District Councils (updated in November 2016), the Environment Agency and water companies' key projects were identified, which are reflected in the IDP.
 - NCC also recently updated the Wellingborough Level 1 Strategic Flood Risk Assessment (SFRA) in February 2017.
- Source of information – Northamptonshire Local Flood Risk Management Strategy Action Plan Update – living Document, November 2016
<https://www.floodtoolkit.com/wp-content/uploads/2016/11/NCC-LFRMS-ActionPlan-Final-November-2016.pdf>

16. Telecommunications

- 16.1 An effective telecommunications network which is fast, reliable and fit for purpose is a necessity to support an information based economy. Northamptonshire County Council has the ambition of full coverage of superfast broadband services capable of providing access line speeds of 30Mbps or more to residential and business premises by the end of 2017. This involves working with the wider telecoms market to promote commercial coverage. Secured public sector funding will be targeted at areas of the county where there is no current or planned commercial provision of superfast broadband. Details of its approach are set out in the Next Generation Strategy. As part of this approach the County Council, is encouraging the district and borough councils, developers and the telecoms market to facilitate the deployment of telecommunications infrastructure (e.g. ducting, cable) within new developments.

15 Conclusions

- 15.1 The assessment of infrastructure requirements to ensure sustainable delivery of the PBW shows that much of the infrastructure required is site specific, especially in relation to transport and education and some elements of community policing. These items can be incorporated into s106 agreements (as the need would not be there without that development) or provided by the developer 'in-kind'. Therefore the funding gap in the table below is much less than the total funding required.
- 15.2 Other items such as green infrastructure, social and cultural items, emergency services and off site flood management are items that make places more sustainable. These are policy requirements but funding is generally pooled across a range of development as the need is more widely generated. These items are historically less well funded through the planning system and hence a larger funding gap is identified for these typologies, as shown in the table below.
- 15.3 The key infrastructure that has been identified reflects the strategic priorities that are in the JCS and the SEMLEP Strategic Economic Plan. It is important that these key projects are delivered in a timely way to ensure the delivery of the JCSs and the PBW.

Total cost of infrastructure

Infrastructure Type	Estimated Total Cost	Estimated Funding Gap
Transport	£119,389,500	£82,531,000
Sport and Leisure	£10,568,698.50	£9,132,000
Further Education	£3,500,000	£0
Secondary Education	£25,000,000	£11,085,096
Primary Education	£12,600,000	£0
Police	£3,946,172	£809,000
Healthcare	TBC	TBC
Green Infrastructure	£4,953,287	£3,497,635
Flood and water management	£344,000	£253,000
Culture libraries and museums	£4,937,829	£2,073,558
Totals	£185,239,487	£109,381,289

- 15.4 Health, energy, water supply and treatment and telecommunications do not have any associated costs at present. These will be updated once more information has been provided.
- 15.5 It should be noted that a large amount of infrastructure identified in Appendix A has been secured or is anticipated to be secured through developments, other funding and initiatives. This is particularly so for the physical hard infrastructure items such as highway improvements, where significant government loan funding has been secured. Education can be tied closely back to the needs generated from development and the cost and provision is therefore included in the

accompanying s106 and the remaining funding is for those that are not associated with one particular SUE. Northamptonshire Police are using some of their capital budget to provide policing services to new developments with only a proportion required from development.

- 15.6 Highways infrastructure does still amount to just over half of the remaining funding gap with some significant road schemes highlighted. However the majority of these are needed towards the end of the plan period, therefore giving time to consider funding mechanisms.
- 15.7 The cultural and green infrastructure is currently less well supported through existing funding streams. However with partnership working and the increase in available information it is considered that other funding streams alongside development funding will become available to deliver these schemes.
- 15.8 The Government over the last year has announced various investment and funding schemes, generally on a loan basis, to help development proceed and overcome viability and cash flow issues. It is anticipated that other schemes will become available alongside innovative ways of generating funding for large pieces of infrastructure. However at this stage it is impossible to pre-empt what funding may become accessible in the future.
- 15.9 Working within a joint planning area the Borough Council of Wellingborough is able to work with partners to bid for money in a more efficient way and consider the overall strategy and the best mechanisms for delivery. Design surgeries at each local authority consider design issues alongside infrastructure requirements in the area to ensure that delivery and efficient use of resources can be achieved. Working with the LEP will also lever in additional funding, as well as other partnership groups such as the Local Nature Partnership and Nature Improvement Area board.
- 15.10 Other funding streams have been identified for many of the typologies including the Flood and Coastal Management Grant in Aid (FCERM GiA) ; Heritage Lottery Funding (HLF); funding streams through Arts Council England (ACE) and Sport England; along with capital budgets of Northamptonshire Police and Northamptonshire County Council. However in order to ensure sustainable delivery all sources will need to be maximised, and efficient ways of delivering infrastructure will need to be explored with all partners.
- 15.11 So whilst the funding gap remains significant to ensure sustainable development is delivered, it is considered that through partnership approach, exploring other mechanisms for delivery and identifying potential funding sources that this can be achieved across North Northamptonshire.

16 Monitoring

- 16.1 It should be noted that the information on costs is the best available at the time and will be more accurate in the short term. In addition infrastructure providers' strategic priorities, capital investments and programmes will change over time. Therefore it is important to update the IDP to ensure that it remains fit for

purpose and is an accurate reflection of the infrastructure required to deliver sustainable development.

- 16.2 The Authorities Monitoring Report (AMR) will be used to report annually on progress of infrastructure delivery, a full update of the IDP will be required when significant changes to delivery programmes have occurred, or at least every two years, there is also the possibility that specific typologies can be updated where new funding streams might have been introduced, or strategies for provision change.

Glossary of abbreviations used in the Infrastructure tables

S106	Refers to Section 106 of the Town and Country Planning Act 1990 and is a legally binding agreement or planning obligation with a landowner in association with the granting of Planning Permission. These agreements are a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms.
LEPs	Local Enterprise Partnerships. In England, LEPs are voluntary partnerships between local authorities and businesses set up in 2011 by Government, to help determine local economic priorities and lead economic growth and job creation within the local area.
SLGF	Single Local Growth Fund. Offers growth deals and funding to LEPs for projects that benefit the local area and economy and are providing support for local businesses.
LTB	(Local Transport Board) Provide funding for large scale transport Infrastructure, devolved funding from the Department for Transport
S111	Direct payment contributions that can be used to create a mitigation package.
EA	Funding provided by the Environment Agency.
FCERM GiA	Flood and Coastal Erosion Risk Management Grant in Aid) Funding for Flood Defence Infrastructure projects.
WEIF	Water Environment Improvement Fund Funding scheme that provides financial contributions to not for profit organisations for projects that will deliver improvements to Rivers, lakes and waterways.
HLF	Heritage Lottery Fund. Use National Lottery money to support projects that make a positive contribution to an areas heritage, funding can go towards the arts, charities, heritage and sports.
SITA	SITA UK) An ethical funding organisation that is dedicated to making lasting improvements to the natural environment.
LIFE+	LIFE is the EUs financial instrument supporting environmental, nature conservation and climate action projects throughout the EU.
EFA	Education Funding Agency- Funding education projects across the country
DEFRA	Department for Environment, Food and Rural Affairs. Provides funding for projects to improve agriculture, the environment and rural life.
NFM	Natural Flood Management . A national competition to find proposals for Natural Flood Management.

Appendix A: Schedule of Infrastructure Requirements

Area	Ref	Category	Location	Project	Priority	Cost	Funding Secured	Funding Gap	Delivery Lead	Timescale	Sources of Funding	Evidence
Earls Barton	C1	Culture, Libraries and Museums	Earls Barton Library	An extension to existing library by incorporating the green area at the front of the library into a more usable space.		£1,000,000	£100,000	£900,000	NCC	2016-2021	NCC, s106	Consultation response from NCC. NNIDP (C25)
Irchester	C2	Culture, Libraries and Museums	Irchester Library	A rear extension to existing Library. Potential to make better use of outdoor space.		£400,000	£41,000	£359,000	NCC	2016-2021	NCC, s106	Consultation response from NCC. NNIDP (C6)
Irchester	C3	Culture, Libraries and Museums	Chester House Farm archaeological resource centre and educational programme and classroom.	Archaeological records and public access to these records. Currently there is no facility for this within Northamptonshire. Provision of a dedicated classroom facility and education programme to provide both formal and informal learning to people about heritage.		£1,805,329	£1,188,771	£616,558	NCC	2014-2031	Heritage Lottery Funding	NNIDP (C22)
Wellingborough	C4	Culture, Libraries and Museums	WEAST	Community Building Sum- to be used as community hall, police office, mutli faith room, childcare centre, community trust and storage.	High Priority	£1,225,000	£1,225,000	£0	BCW	2017-2022	s106	Stanton Cross s106 agreement
Wellingborough	C5	Culture, Libraries and Museums	WEAST	Second Local Centre Community Hall		£125,000	£125,000	£0	BCW	2017-2028	s106	Stanton Cross s106 agreement
Wellingborough	C6	Culture, Libraries and Museums	WEAST	Setting up of a Community Trust on WEAST		£182,500	£182,500	£0	BCW	2017-2031	s106	Stanton Cross s106 agreement
Wellingborough	C7	Culture, Libraries and Museums	Wellingborough Library	Refurbishment and remodelling of existing library		TBA	TBA		NCC	2016-2021	TBA	Consultation response from NCC

Area	Ref	Category	Location	Project	Priority	Cost	Funding Secured	Funding Gap	Delivery Lead	Timescale	Sources of Funding	Evidence
Wollaston	C8	Culture, Libraries and Museums	Wollaston Library	Library reconfiguration and refurbishment		£200,000	£2,000	£198,000	NCC	2016-2021	NCC, s106	Consultation response from NCC. NNIDP (C7)
Wellingborough	F1	Fire Service	Glenvale Park (Wnorth)	Provide Fire and Rescue facilities and services to service the Wellingborough North SUE.		Fully Funded by Developer	Fully Funded by Developer	£0	NCC	2016-2026	s106	Glenvale Park Unilateral Undertaking
Borough Wide	W1	GI, Flood and Water Management	Swanspool Brook	Flood storage reservoir study. A study into the Wilby flood storage reservoir, which currently exists on Swanspool Brook in Wellingborough, located upstream of the A4500. The flood storage reservoir has a standard of protection of 2% (1 in 50 likelihood). Further investigations are required to assess any options for improvement. This will facilitate future growth in the catchment		£100,000	£0	£100,000	NCC/BC W	2016-2031	Defra, develop, partnership	NNIDP (W17) Environment Agency response to consultation
Grendon	W2	GI, Flood and Water Management	Grendon-Blackmile Lane	Local Flood Risk Management Scheme- Blackmile Lane in Grendon has been flooded due to extreme volumes of runoff. Proposed to re-grade existing and create new drainage ditches. Informed by S19 Flood Investigation and completed Project Appraisal Report. Additional property level resilience measures may be required at additional costs.	Not directly related to development	£90,000	£39,000 from landowners; £39,000 from FCERM; £12,000 cost of maintenance over 12 years that is covered by the landowner.	£0	NCC/BC W	2016-2021	FCERM, BCW, NVCC, Community	NNIDP (W18) NCC response to consultation

Area	Ref	Category	Location	Project	Priority	Cost	Funding Secured	Funding Gap	Delivery Lead	Timescale	Sources of Funding	Evidence
Sywell	W3	GI, Flood and Water Management	Sywell-Holcot lane and Stonelea Rd	Holcot Lane and Stonlea Rd have flooded from agricultural run off. Proposed to reinstate and upgrade field drainage.		£4,000	£1,000	£3,000	NCC/BCW	2016-2021	FCERM, BCW, NCC	NNIDP (W19) NCC
Wellingborough	W4	GI, Flood and Water Management	WEAST	Provide flood mitigation and alleviation measures on WEAST.	High Priority	Fully Funded-To be provided as part of the development	Fully Funded-To be provided as part of development site	£0	BCW	To be provided in line with planning permission	Fully Funded by s106	Stanton Cross s106 agreement
Wellingborough	W5	GI, Flood and Water Management	Harrowden Brook	Study to investigate the potential opportunity for reducing flood levels downstream of the Castleridge site by enhancing the Harrowden Road flood storage reservoir in Wellingborough. This will facilitate future growth in the catchment.		£150,000	£0	£150,000	NCC/BCW	2016-2031	FCERM, s106, developer	NNIDP (W16) Environment Agency response to consultation.
Borough Wide	GI1	Green Infrastructure and Flood Management	River Nene	Enhancement of River Nene back channels and back waters		£1,000,000	£500,000	£500,000	RNRP	2017-2022	s106, corporate EA, WEIF, NFM	NNIDP (GI14) Consultation response from RNRP- May 2017
Borough Wide	GI2	Green Infrastructure and Flood Management	Upper Nene Valley	An access and zonation strategy has been prepared, which will continue with the aim of improving visitor access to appropriate sites and restricting access to sensitive sites.	High Priority	£1,037,635	£0	£1,037,635	BCW	2017-2031	s106 and s111	NNIDP (GI22)
Borough Wide	GI3	Green Infrastructure and Flood Management	Borough Wide	Green Infrastructure Enhancement across the Borough of Wellingborough.	High Priority	TBA	TBA	TBA	TBA	TBA	s106, and other sources	Specific projects to be determined.

Area	Ref	Category	Location	Project	Priority	Cost	Funding Secured	Funding Gap	Delivery Lead	Timescale	Sources of Funding	Evidence
Irchester	GI4	Green Infrastructure and Flood Management	Chester House Farm	Facilitate public access to Chester Farm including a replacement PROW bridge. This will open the site for recreation and exploration of the county heritage assets.		£855,652	£544,939	£310,713	NCC	2017-2031	s106 Heritage Lottery Funding	NNIDP (GI28)
Sywell	GI5	Green Infrastructure and Flood Management	Sywell Country Park	Access Infrastructure to meet increased demand and visitor pressure- increased/extended car parking and improvements to paths.		£310,000	£0	£310,000	NCC	2017-2021	s106	NNIDP (GI5)
Wilby	GI6	Green Infrastructure and Flood Management	Wilby Way Orchard stream and meadow	Neglected sites that need management to create valuable wildlife and recreational site.		£150,000	£0	£150,000	NCC	2017-2021	s106	NNIDP (GI15)
Wellingborough	GI7	Green Infrastructure and Flood Management	The Embankment	Greening of the Embankment		£100,000	£100,000	£0	RNRP	2017-2022	HLF, WEIF	Consultation response from RNRP
Wellingborough	GI8	Green Infrastructure and Flood Management	Summer Leys	Improvements to Summer Leys Nature Reserve		£1,500,000	£0	£1,500,000	NCC	2016-2031	HLF, SITA, LIFE+	NNIDP (GI13)
Borough Wide	H1	Healthcare	Isebrook Hospital	Utilisation of the existing Isebrook Hospital site to deliver out of hospital services.	High Priority	TBA	TBA	TBA	NHS	TBA	s106/Capital and other sources	Consultation response from NHS
Wellingborough	H2	Healthcare	Glenvale Park (Wnorth)	Contribution to GP surgery, and/or dentist facilities and/or other health services in Wellingborough		Fully Funded by Developer	Fully Funded by Developer	£0	NHS	2017-2021	s106	
Wellingborough	H3	Healthcare	WEAST	Primary Healthcare Facility		Site to be offered to Health infrastructure provider as part of WEAST scheme.			NHS	2017-2020	s106	Stanton Cross s106 agreement
Wellingborough	ES1	Police	Glenvale Park (Wnorth)	Wellingborough North Community Policing		£300,000	£250,000	£50,000	Northants Police	2016-2021	Northants Police	NNIDP (ES28)

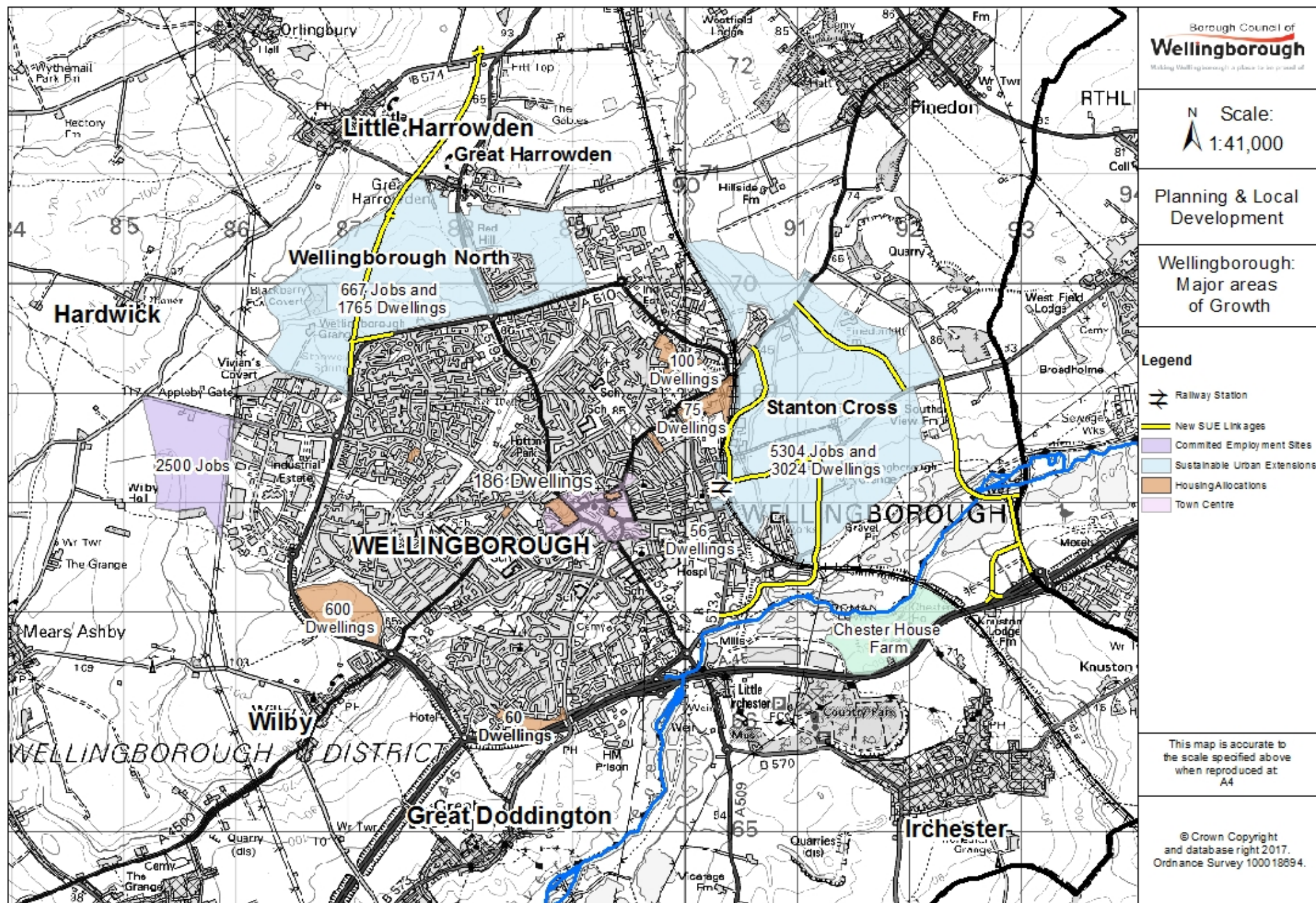
Area	Ref	Category	Location	Project	Priority	Cost	Funding Secured	Funding Gap	Delivery Lead	Timescale	Sources of Funding	Evidence
Wellingborough	ES2	Police	WEAST	Stanton Cross Community Policing		£500,000	£500,000	£0	Northants Police	2016-2021	Northants Police	NNIDP (ES27)
Wellingborough	ES3	Police	WEAST	CCTV- Provision for CCTV on the WEAST development		£250,000	£250,000	£0	BCW	2017-2020	s106	Stanton Cross s106 agreement
Wellingborough	ES4	Police	Wellingborough	Police service, capital provision in Wellingborough		£2,796,172	£2,037,825	£759,000	Northants Police	2014-2031	s106, Northants Police	NNIDP (ES13)
Wellingborough	ES5	Police	Park Farm Way	Park Farm Way Community Policing		£100,000	£100,000	£0	Northants Police	2016-2021	Northants Police	NNIDP (ES25)
Wellingborough	E1	Primary Education	Glenvale Park (Wnorth)	2fe Primary School on Wnorth	High Priority	Fully Funded	Fully Funded	£0	Developer	2017-2024	Fully Funded s106	NNIDP (E36)
Wellingborough	E2	Primary Education	WEAST	School Transport		£35,000 per annum	£35,000 per annum	£0	NCC	2023	s106	Stanton Cross s106 agreement
Wellingborough	E3	Primary Education	WEAST	2fe Primary School on WEAST development and childrens centre	High Priority	£6,300,000	£6,300,000	£0	NCC	2018	Fully Funded s106 and Developer	Stanton Cross s106 agreement NNIDP (E32)
Wellingborough	E4	Primary Education	WEAST	3fe Primary School on the WEAST development	High Priority	£6,300,000	£6,300,000	£0	NCC	TBA	s106 and Developer	Stanton Cross s106 agreement NNIDP (E47)
Wellingborough	P1	Public Realm	Wellingborough	Wellingborough Town Centre public realm improvements-Phase 2		£9,082,912	£20,000	£9,062,912	BCW	2017-2031		Public Realm Strategy 2010.
Borough Wide	E5	Secondary Education	WEAST	New Secondary School on WEAST site	High Priority	£25,000,000	£6,957,452	£11,085,096	NCC	TBA	s106 and EFA Funding	Stanton Cross s106 agreement NNIDP (E35) Consultation response from NCC

Area	Ref	Category	Location	Project	Priority	Cost	Funding Secured	Funding Gap	Delivery Lead	Timescale	Sources of Funding	Evidence
Borough Wide	FE1	Further Education	Wellingborough	College/Training Facility in Wellingborough Town Centre		TBA	TBA	TBA	Tresham	TBA	TBA	Consultation response from Tresham
Borough Wide	FE2	Further Education	Moulton College	New Food and Drink Innovation Centre		£3,500,000	£3,500,000	£0	NCC/ Moulton College	Sept 2018	Local Growth Fund	Consultation response from Moulton College
Borough Wide	S1	Sport and Leisure	TBD	New Swimming Pool- Minimum 17x9m learner pool with a moveable floor, or a 4 lane x25m swimming pool.		£5,500,000-£7,000,000	£0	£5,500,000	BCW	TBA	s106	TEP Open Space Study 2017
Borough Wide	S2	Sport and Leisure	TBD	Sports Hall (6-8 court size)		£1,500,000-£2,200,000	£0	£1,500,000	BCW	TBA	s106	NNIDP (S8) Strategic Leisure.
Borough Wide	S3	Sport and Leisure	Wellingborough	Synthetic Turf Pitch	High Priority	£627,490.50	£627,490.50	£0	BCW	2017-2018	BCW, FF, S106	TEP Open Space Study 2015
Borough Wide	S4	Sport and Leisure	TBD	Projects to be determined by the playing pitch strategy.		TBA	TBA	TBA	TBA	TBA	TBA	Info to come from Wellingborough Playing pitch strategy
Earls Barton	S5	Sport and Leisure	Earls Barton	New Earls Barton Sports Facility		£2,400,000	£268,000	£2,132,000	Earls Barton Parish Council	2015-2021	other	Earls Barton Neighbourhood Plan
Wellingborough	S6	Sport and Leisure	Glenvale Park (Wnorth)	Off Site sports contribution		Fully Funded by Developer	Fully Funded by Developer	£0	BCW	TBA	s106	Glenvale Park Unilateral Undertaking
Wellingborough	S7	Sport and Leisure	WEAST	Off Site sports contribution		£541,208	£541,208	£0	BCW	TBA	s106	Stanton Cross s106 agreement
Wellingborough	S8	Sport and Leisure	WEAST	Play areas on WEAST- 7 aimed at 4-8 year olds and 5 aimed at 8-14 year olds		Fully Funded	Fully Funded	£0	Developer	2017-2031	s106	Stanton Cross s106 agreement
Wellingborough	S9	Sport and Leisure	WEAST	Youth and Adult recreation facilities		Fully Funded	Fully Funded	£0	Developer	2017-2031	s106	Stanton Cross s106 agreement

Area	Ref	Category	Location	Project	Priority	Cost	Funding Secured	Funding Gap	Delivery Lead	Timescale	Sources of Funding	Evidence
Borough Wide	T1	Transport	Finedon	A6/A510 Finedon-Improvements to Roundabout including widening, signing and lining	High Priority	£100,000	£100,000	£0	NCC		s106	PBW Transport Modelling
Borough Wide	T2	Transport	WEAST	Highways Infrastructure- Routes 4,5,6,7 and 9	High Priority	Fully Funded	Fully Funded	£0	Developer	2017-2031	s106	Stanton Cross s106 agreement
Borough Wide	T3	Transport	Isham	Isham Bypass	High Priority	£38,500,000	£25,000,000	£13,500,000	NCC	2017-2019	LEPs, LTB, s106 and other	NNIDP (T2)
Borough Wide	T4	Transport	Isham	Isham to Wellingborough Improvement (IWIMP)	High Priority	£34,000,000	£0	£34,000,000	NCC	2020-2022	LTB, LEPs	NNIDP (T3)
Borough Wide	T5	Transport	WEAST	Improvements to links to Town Centre from Stanton Cross	High Priority	£250,000	£250,000	£0	NCC	2021	s106	Stanton Cross s106 agreement
Borough Wide	T6	Transport	Park Farm Way	Park Farm Way Dualling		£23,900,000	£0	£23,900,000	NCC	2026-2031	s106, LEPs, SLGF	NNIDP (T1)
Borough Wide	T7	Transport	Wellingborough	High Quality Bus Loop and Bus interchange		£2,300,000	£700,000	£1,600,000	NCC	2017-2021	SLGF, s106	Northamptonshire county Highways NNIDP (T4)
Borough Wide	T8	Transport	Wellingborough	Wellingborough Highway and Junction Improvements A4500/A509/Northampton Rd (Signalisation of r'bout)	High Priority	£5,400,000	£1,700,000	£3,700,000	NCC	2017-2031	s106	Northamptonshire county Highways NNIDP (T6)
				A509/Turnells Mill Lane/Embankment (capacity enhancements- WEAST)								
				Senwick Rd/Elsden Rd/Midland Rd (signalisation WEAST)								
				Eastern relief Road (WEAST)- included in WEAST details already?								
				A509 Niort Way/Kettering Rd/A510 Northern Way (linked to Wnorth/IWIMP)								

				A509/Gleneagles Drive (Wnorth)								
				A509 Niort Way/Hardwick Rd (WNorth)								
				A509 Niort Way/IWIMP (Wnorth)								
				A510 Northern Way/Nest Farm Road (Wnorth)								
				A509 Niort Way (upgrade to dual carriageway)								
Area	Ref	Category	Location	Project	Priority	Cost	Funding Secured	Funding Gap	Delivery Lead	Timescale	Sources of Funding	Evidence
Irchester	T9	Transport	Irchester	Irchester- Wollaston Cycle route		£1,000,000	£0	£1,000,000	NCC	2021-2026	s106, other	NNIDP (T10)
Wellingborough	T10	Transport	Wellingborough	Wellingborough walking and cycling friendly corridors		£5,500,000	£1,700,000	£3,800,000	NCC	2016-2031	s106, SLGF	NNIDP (T11)
Wellingborough	T11	Transport	Summer Leys	Summer Leys Cycle Route (Irchester to SL)		£592,000	£0	£592,000	NCC	2018-2021	s106	NNIDP (T11)
Wellingborough	T12	Transport	Glenvale Park (Wnorth)	Highway Infrastructure and Sustainable Transport Sum		Fully Funded by Developer	Fully Funded by Developer	£0	Developer	2017-2031	s106	Glenvale Park Unilateral undertaking
Wellingborough	T13	Transport	WEAST	Station Improvements- Station Interchange, and construct Station footbridge		Fully Funded	Fully Funded	£0	Developer	2020-2022	s106	Stanton Cross s106 agreement
Wellingborough	T14	Transport	WEAST	Highway Infrastructure and Sustainable transport sum		£6,287,500	£6,287,500	£0	NCC	2028	s106	Stanton Cross s106 agreement
Wellingborough	T15	Transport	WEAST	Mill Road Works Sum	High Priority	£50,000	£50,000	£0	NCC	2028	s106	Stanton Cross s106 agreement
Wellingborough	T16	Transport	WEAST	Cycle Routes WEAST to Nene	High Priority	£310,000	£75,000	£239,000	BCW/NCC	2031	s106	Stanton Cross s106 agreement
Wellingborough	T17	Transport	Wellingborough	Wellingborough Intelligent Transport System (ITS)		£1,200,000	£1,000,000	£200,000	NCC	2017-2021	s106	Northamptonshire county Highways

Appendix B: Wellingborough Major areas of growth up to 2031



Appendix C: Housing Trajectory

BOROUGH COUNCIL OF WELLINGBOROUGH: BREAKDOWN OF HOUSING LAND SUPPLY 2011-31																					
SOURCE OF HOUSING SUPPLY	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total
PAST COMPLETIONS	122	116	255	384	380	247															1,504
WELLINGBOROUGH (GROWTH TOWN) - COMMITMENTS							179	160	193	154	158	120	120	100	100	100	0	0	0	0	1,384
WELLINGBOROUGH EAST SUE - ESTIMATED COMPLETIONS							0	55	175	250	250	254	270	270	250	250	250	250	250	250	3,024
WELLINGBOROUGH NORTH SUE - ESTIMATED COMPLETIONS							0	100	200	250	250	250	250	250	215						1,765
WELLINGBOROUGH (GROWTH TOWN) - EMERGING PART 2 LOCAL PLAN ALLOCATIONS							0	20	25	55	30	30	10	0	0	0	0	0	0	0	170
WELLINGBOROUGH (GROWTH TOWN) - UNALLOCATED SITES WITH POTENTIAL							0	23	0	0	0	0	0	0	0	0	0	0	0	0	23
EARLS BARTON - LARGER VILLAGE COMMITMENTS							124	57	71	54	52	0	0	0	0	0	0	0	0	0	358
FINEDON - LARGER VILLAGE COMMITMENTS							18	21	22	0	0	0	0	0	0	0	0	0	0	0	61
FINEDON - LARGER VILLAGE - EMERGING PART 2 LOCAL PLAN ALLOCATIONS										30	30										60
IRCHESTER - LARGER VILLAGE COMMITMENTS							8	3	1	0	0	0	0	0	0	0	0	0	0	0	12
IRCHESTER - LARGER VILLAGE - EMERGING NEIGHBOURHOOD PLAN ALLOCATIONS											30	30	30	30	30						150
WOLLASTON (LARGER VILLAGE) - COMMITMENTS							3	41	46	0	2	0	0	0	0	0	0	0	0	0	92
RURAL COMMITMENTS							16	68	48	40	0	0	0	0	0	0	0	0	0	0	172
WINDFALL ESTIMATE										48	48	48	48	48	48	48	48	48	48	48	528
LAPSE RATE							-11	-7	-6												-24
TOTALS	122	116	255	384	380	247	337	541	775	881	850	732	728	698	643	398	298	298	298	298	9,279
CUMULATIVE TOTALS	122	238	493	877	1,257	1,504	1,841	2,382	3,157	4,038	4,888	5,620	6,348	7,046	7,689	8,087	8,385	8,683	8,981	9,279	
ANNUALISED HOUSING REQUIREMENT	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	350	7,000
CUMULATIVE HOUSING REQUIREMENT	350	700	1,050	1,400	1,750	2,100	2,450	2,800	3,150	3,500	3,850	4,200	4,550	4,900	5,250	5,600	5,950	6,300	6,650	7,000	
MONITOR	-228	-462	-557	-523	-493	-596	-609	-418	7	538	1,038	1,420	1,798	2,146	2,439	2,487	2,435	2,383	2,331	2,279	
MANAGE	350	362	376	383	383	383	393	397	385	349	296	235	173	93	-8	-138	-272	-462	-842	-1,981	
	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total
ESTIMATED COMPLETIONS - WELLINGBOROUGH EAST SUE								55	175	250	250	254	270	270	250	250	250	250	250	250	3024
ESTIMATED COMPLETIONS - WELLINGBOROUGH NORTH SUE							25	200	300	300	300	300	300	40							1765
SUE TOTALS		0			0	0	25	255	475	550	550	554	570	310	250	250	250	250	250	250	4789

Appendix D: Draft Housing Supply

Settlement	Site Name	Description	Net dwellings	Total dwellings in trajectory from 2018
Wellingborough	WEAST - overall anticipated delivery	combined supply	3713	2,980
Wellingborough	WEAST - Independent Landowners - Irthlingborough Grange	Outline application for development of the site to retain the existing dwelling and the erection of up to 4 dwellings within the site with all matters reserved for future consideration except access.	4	4
Wellingborough	WEAST - Independent Landowners - Irthlingborough Grange	residential development on paddock	40	40
Wellingborough	Phase 2b Land east of, Eastfield Road, Talbot Road North, Wellingborough, NN8 1QS	Proposed residential development of 157 no. dwellings. New and amended plans and further information	156	35
Wellingborough	Phase 3 Land off Eastfield Road	Residential	75	75
Wellingborough	Park Farm/Shelley Way	Residential led development. Local Plan U7 and SSPDP P063	600	600
Wellingborough	Land off the A509 Niot Way and A510 Northern Way and south of Great Harrowden Wellingborough NN8 4HB	Planning Permission for 3000 dwellings North SUE to replace and extend time limit for WP/2008/0150 (RM within 2yr Commencement 5yr)	3000	1,500
Wellingborough	Wellingborough North Additional capacity	Outline application for 226 dwellinghouses		265
Wellingborough	Windsor Road	Predominantly residential		60
Wellingborough	Land Between Finedon Road and Nest Lane	Residential		100
Wellingborough	Hardwick Park	Residential		45
Wellingborough	Site C TCAAP - High Street Site	Mixed Use - WP/2012/445 for 133 units refused		113
Wellingborough	Site G TCAAP - Alma St/ Cambridge St Backlands	Mixed Use		50
Wellingborough	Site I TCAAP - PO Sorting Office	Mixed Use		23
Wellingborough	Leys Road/Highfield Road	Residential		40
Wellingborough	Rear 56 Nest Lane	Demolition of 56 Nest Lane and redevelopment to form 16 dwellings	16	16
Wellingborough	George Cox Shoes Westfield Road NN8 3HB	Residential development. SHLAA Cat 1 Site	25	25

Wellingborough	Former Victoria Junior School Stanley Road Wellingborough Northamptonshire NN8 1EA	Conversion of former Victoria Junior School (D1) to 23 self-contained apartments consisting of a mixed number of 1-2 bedroom units - amended description, plans and design and access statement	23	23
Wellingborough	1, Grant Road, Wellingborough, NN8 1ES	Outline application with some matters reserved for the redevelopment of the site to provide 10 flats (access, layout and scale to be determined at this stage)	10	10
Wellingborough	16 and Club Premises to rear, Cambridge Street, Wellingborough, NN8 1DJ	Demolition of existing shop, club and garage buildings and erection of 3 new buildings comprising 17 private residential units with associated communal gardens and 1 A1 retail unit - revised plan rec'd 30.03.2016 - Amended Plans	17	17
Wellingborough	66-74 Lea Way Wellingborough Northamptonshire NN8 3NG	Affordable housing scheme	23	23
Wellingborough	Land Between Road And Rylstone Park Farm Way Wellingborough Northamptonshire	Hybrid planning application - full submission in respect of 45 no. residential units and outline submission in respect of 8 no. residential units and retail/restaurant units.	53	53
Wellingborough	Croyland Abbey and Croyland Hall, 1A Tithe Barn Road, Wellingborough, Northants, NN8 1BJ	Conversion of Croyland Abbey and Croyland Hall from Offices back to Living Accommodation: to comprise fourteen self-contained apartments, including four that are DDA compliant	14	14
Wellingborough	Rear of 11a and 11 B, Silver Street, Wellingborough	Outline application with some matters reserved (access, layout and scale to be determined at this stage) for redevelopment of former cinema site to create 11 No flats.	11	11
Wellingborough	Sites of less than 10 dws			65
Bozeat	Sites of less than 10 dws		4	4
Earls Barton	Land To The North off Main Road, and Northampton Road, Earls Barton, Northampton	Application for approval of reserved matters to amend the house types and layout of the approved scheme. All other matters in terms of affordable home provision, ecology, ground investigation and highways remain materially the same.	280	214
Earls Barton	145 and rear of 145, Doddington Road, Earls Barton, NN6 0NW	14 new detached dwellings including garages and amenity space	14	14
Earls Barton	Sites of less than 10 dws		6	6
Finedon	Sites of less than 10 dws		13	13
Finedon	Milner Road Finedon	Residential. Saved LP and emerging SSP DPD	30	30
Finedon	PBW allocation	Residential	60	60
Grendon	Land Adjacent 47, Easton Way, Grendon, Northampton, NN7 1JQ	New dwelling	1	1

Irchester	Land off Austin Close	Emerging Neighbourhood Plan Allocation for 75 dws	75	75
Irchester	Land South of James Street	Emerging Neighbourhood Plan Allocation for 75 dws	75	75
Irchester	Sites of less than 10 dws		4	4
Isham	Land Off, The Sorrels, Isham, Kettering	Erection of 16 dwellings (including 5 affordable dwellings) and creation of vehicular access	16	16
Isham	Sites of less than 10 dws		13	13
Mears Ashby	Primary School 30 & 32, North Street, Mears Ashby, Northampton, NN6 0DW	Change of use of existing residential school house (C3 planning classification) to a new administrative area and principle entrance to the school facility (D1 planning classification)	-1	-1
Sywell	Minton Distribution Centre Wellingborough Road Sywell	Outline planning application for residential development (use Class C3) with all matters reserved	120	120
Sywell	Sites of less than 10 dws		4	4
Wilby	Wilby Church Of England Primary School, Church Lane, Wilby, Wellingborough, NN8 2UG	Proposed demolition of dwelling house to no. 3 Mears Ashby Road and building new School Hall. Change of Use of no. 3 Mears Ashby Road from Domestic Dwelling Class C3 to Non Residential Institution (Education) Class D1. New single storey flat roof extension to existing school building	-1	-1
Wollaston	Land East of Hookhams Path Wollaston	Neighbourhood Plan allocation for approx 80 dwellings	80	80
Wollaston	Sites of less than 10 dws		9	9
	LAPSE RATE	11% of all sites of less than 10 dws		-13
	WINDFALL	Average of last 7 years on PDL sites of less than 10 dwellings		528
				7,438
				7,775
			Total completions 2011- 2017	1,504
			Estimated Completions 2017	337
			Total Provision	9,279