



# WNDC Board Report

## Report by Executive Team

**Paper Reference:** 2012-01-07-03

**Agenda Item:** 7

**17 January 2012**

**Subject:** Towcester Programme Update

**Advice:** That the Board note the current position with regard to the delivery of the Towcester Programme.

## **1. Summary**

1.1 Work in relation to the regeneration of Towcester town centre and on the Towcester urban extension has continued. This report summarises the current status in respect of these projects.

## **2. Regeneration and Towcester Town Centre**

2.1 The procurement process to secure a development partner to deliver the comprehensive regeneration scheme at Moat Lane is now nearing a conclusion. The appointment will be made public as soon as legally possible and if successful it sets in train unprecedented levels of investment in the town centre. That investment will deliver new civic and community infrastructure including a new library, new community meeting space, new SNC offices and improved offices for some of Towcester's third sector organisations. It will also deliver new retail and employment opportunities as well as a range of housing at the heart of town.

2.2 WNDC and SNC have continued to work together to progress the development. On the 12 January WNDC and SNC held a workshop to develop thinking in relation to the resources needed going forward.

## **3. Planning and Sustainable Urban Extension**

3.1 Officers continue to work closely with SNC and the applicant for the Towcester urban extension. The applicant is now working to a revised programme, which is likely to see the submission of a revised masterplan and application documents in April 2012. On this basis, provided that the transition of planning powers takes place as planned, the application will be transferred to SNC, who will seek to determine the application by December 2012 (resolution to grant in September 2012.) In recognition that SNC will now be the determining local planning authority for the application, the Council have taken the lead in the determination process for the coming months. Further discussion will take place with SNC colleagues during January to agree how the application will be managed until the transition process and the role that WNDC takes in this.

3.2 No further discussions have taken place with the representatives for the Jackson Stopps Land, since WNDC/SNC set out the policy position in relation to their proposals in July.