

Major Housing Growth in Northallerton

Northallerton, Hambleton District

Project lead: Hambleton District Council

The North Northallerton development site is the key strategic housing and employment site for the northern part of the A1/A19 corridor and is highlighted as a priority in the North Yorkshire Housing Strategy and Local Investment Plan.

Local Growth Funding Invested in infrastructure, including a link road and bridge, to unlock a strategic housing growth site in Northallerton.



Delivering by 2021 -

29ha of housing and **8.5ha** of employment land

950 houses

600 jobs

£80m of follow on private investment

Project Milestones

- Site and highways agreements in place by Sept 2015
- Full Business Case to be submitted by end March 2015
- Planning application to be submitted April 2015
- LEP LGF Funding agreement June 2015
- Start construction January 2015
- Road construction completed March 2017
- House build started by mid 2016

Overall Delivery Risk Assessment

A lot of activity has taken place over the last 6 months to turn this project around in terms of delivery risk and outstanding issues. Overall there still remains some risk in terms of delivery within the profile set out in the Growth Deal. However with a project Manager in place and many of the issues now resolved it is generally on track to deliver to time.

Investment profile (subject to Full Business Case submission)

	15/16	16/17	Future years	Total
LEP LGF	£1m	£5m	£0m	£6m
Other (CIL contributions)	£1m	£5m	£0m	£6m
Total	£2m	£10m	£0m	£12m

Project Tracker

Business Case	Appraisal	Funding Contract	Project Delivery
On track but still risk. Project Manager recruited to assist and ensure high quality business case.	Appraisal scheduled for completion by end April 2015. Infrastructure Board in May 2015. On track but dependent on quality of business case.	Target - June 2016	Most major issues resolved and project on track to start late in 2015, but still some risk as planning not yet determined.

Outstanding Issues

The level of activity to get this project to this stage should not be underestimated but still some way to go. The next 3 months are critical with any outstanding highways and site agreements to be in place and planning permission to be achieved. However this is all doable within the timeframe for a late 2015/16 start on site.