

NSSUE development update

A meeting was held on January 16, 2025, with representatives from Vistry and East Hunsbury and Collingtree Parish Councils to discuss the Northampton South Sustainable Urban Extension (NSSUE).

Key Discussion Points:

- **Traffic and highways:** There was discussion around traffic locally and the state of a number of roads, particularly Rowtree Road and the pressure it is facing at peak times. Councillors also raised a desire to see further cycle infrastructure delivered in order to avoid potential reliance on cars. Vistry noted that improvements to the Toby Carvery roundabout are due to take place soon and these will be informed by any decision made regarding the application for the NSSUE Western Expansion.
- **Bus services:** Vistry mentioned that conversations with Stagecoach are ongoing, with plans to re-engage once the link road is delivered in 2026 or 2027. There is potential for a bus route to follow soon after the link road is completed.
- **Section 106 contributions:** The parish councils requested a copy of the Section 106 heads of terms to better understand the planned allocations, with clarification sought regarding healthcare provision specifically as West Northamptonshire Council has not yet released healthcare funding provided by Vistry. Vistry confirmed that if an onsite healthcare provision had not been identified by the time of the 800th occupation, a further tranche of funding would be provided by Vistry.
- **Education:** Vistry informed the parish councils that they will be providing a financial contribution towards education locally that will help to address the impact of the new residents living at the NSSUE.
- **Western Expansion application:** Vistry's application for 361 new homes on the Western Expansion land is expected to be determined by West Northamptonshire Council later this year. At the time of the meeting, Vistry informed the parish councils that the West Northamptonshire is in the process of appointing a new case officer for the application. An officer has since been appointed.