



PLANNING COMMITTEE: 19 July 2011
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2011/0519: **Redevelopment to provide for residential and employment land uses (application for new planning permission to replace existing outline planning permission ref:07/0004/OUTWNN dated 24/03/2009, in order to extend the time limit for implementation.**

WARD: Upton

APPLICANT: Northamptonshire Healthcare NHS Foundation Trust

AGENT: Brian Barber Associates

REFERRED BY: Head Of Planning
REASON: Major Application

DEPARTURE: NO

APPLICATION FOR CONSULTATION :

1. RECOMMENDATION

1.1 Subject to the following points being fully addressed, that the Council raises **NO OBJECTIONS** to the application as proposed for the reasons set out in the report:

- The revision of condition 10 to better control the type and quantity of town centre uses in this out of centre location in accordance with PPS4.
- A S106 agreement to secure provision of 35% affordable housing. Provision should also be made for mobility housing.

- Financial contribution towards educational and community facilities and provision of Primary and Secondary School places is to be made.
- Financial contribution towards health care facilities is to be provided.
- The provision of an area of open space to include a Leap, and commuted sum and upgrading of the Neap at St Crispin.
- A commuted sum for the maintenance of landscaped areas or alternative arrangement and additional works to the Upper Nene Valley Country Park to accord with the Princess Marina Hospital Development Brief.

2. THE PROPOSAL

- 2.1 Renewal of outline planning permission.
- 2.2 The application seeks outline approval for a mix of development which is primarily residential (approximately 550 houses) but also including elements of B1 (a) and B1 (c) commercial uses (8,000 sqm).

3. SITE DESCRIPTION

- 3.1 The site was formerly in use as hospital; this use has been largely discontinued.

4. PLANNING HISTORY

- 4.1 07/0004/OUTWNN - Redevelopment To Provide For Residential And Employment Land Uses - APPROVED 24-03-2009.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The current Development Plan comprises of the East Midlands Regional Plan, the saved policies of the Northamptonshire County Structure Plan and Northampton Local Plan 1997.

5.2 National Policies:

PPS1 – Delivering Sustainable Development

PPS 3 - Housing

PPS 4 - Planning for Sustainable Economic Growth

5.3 Northampton Borough Local Plan

H7 - Other housing development: outside primarily residential area

E20 - New Development
B3 - Business Developments

5.4 **Supplementary Planning Guidance**

Northamptonshire County Parking Standards SPG 2003
Planning out Crime in Northamptonshire SPG 2004

6. **CONSULTATIONS / REPRESENTATIONS**

6.1 **Conservation** - There are no objections to the principle of the development.

6.2 **Environmental Health** - I would advise that we have no objections to make in respect of the application provided the original planning conditions relating to transportation noise and contaminated land remediation are re-applied.

7. **APPRAISAL**

7.1 The main issues to consider are whether there has been any material change since the approval of the outline permission on 24th March 2009.

7.2 The site was still in use as a hospital at the time of the previous outline application but this use has now largely been discontinued and access through the site is now closed.

7.3 Development of the neighbouring site of St Crispin's has continued as planned and the St Crispin Local centre is now open adjacent to the site. These developments could have been anticipated at the time the previous application was considered and it is not considered that the impact on this neighbouring development would be any greater than could have been foreseen at that time. Largely this will relate to vehicle movements through the St Crispin's estate to and from this development.

7.4 In terms of planning policy PPS4 is now the document to be considered in respect of town centre uses, replacing PPG6.

7.5 The mixed use nature of the proposals complies with the principle of promoting sustainable mix use development as established in a wider national planning policy along with policies EC10 and EC13 in PPS4. Nevertheless the range of uses proposed can in theory be regarded as main town centre uses for which the sequential test needs to be applied. Clearly there has to be some common sense shown on this issue as long as WDC are convinced that the provision of employment floorspace is reasonable in scale and kind to the housing area being proposed.

7.6 However, as it stands it is considered that condition 10 of the existing planning permission does not provide sufficient certainty that this will

be the case due to the scale and range of uses permitted. Condition 10 currently allows up to 4,000m² of Classes A1, A2, A3, A4 B1a, B1c, D1 and D2 uses, with other details restrictions on the location and scale of unit size.

- 7.7 It is considered, therefore, that Condition 10 should be amended to ensure that a substantial amount of main town centre uses identified (employment B1a and D2) is not provided as a single entity. At present Condition 10 fails to provide B1a with an upper limit for its total floorspace, which could in theory therefore rise up to the 4,000m² limit or to stop the provision of this floorspace as a single unit, as it has done for A1, A2, A3 and A4 retailing. This could in theory lead to the provision of a 4,000m² office block in an out of centre location. Providing an upper limit both in terms of total floorspace – say 1,000m² with a maximum size per unit of 250m² could do this. This would rule out any substantial development that should be directed towards Northampton town centre in the context of PPS4.
- 7.8 With regards to condition 10's allowance of up to 2000m² D2 of floorspace that 'shall complement the residential use hereby permitted' – it is difficult to see what D2 uses would realistically fall within this definition. On this basis it is suggested that the D2 use element of the condition should be removed, unless adequate information can be provided on the type of D2 use class that would meet this definition.
- 7.9 For the foregoing reasons, there are concerns as to the effectiveness of condition 10 in restricting town centre and employment uses on this site and it is recommended that this concern is communicated to WNDC.
- 7.10 Since the previous application was considered PPG15 has been superseded by PPS5. Although PPS5 places greater emphasis on the setting of historic assets with reference to the NBC Conservation advice there are no conservation objections to the principle of development.
- 7.11 The West Northamptonshire Joint Core Strategy is also at a more advanced stage than when the application was considered in 2007, although it does not form part of the Development Plan. The proposals are considered to be consistent with the emerging Core Strategy and if approved would not conflict compromise / conflict with its aims and objectives subject to the point raised above re condition 10.

8. CONCLUSION

- 8.1 It is considered that there are no material changes which would render the development as previously approved unacceptable.

9. BACKGROUND PAPERS

- 9.1 Application file N/2011/0519.

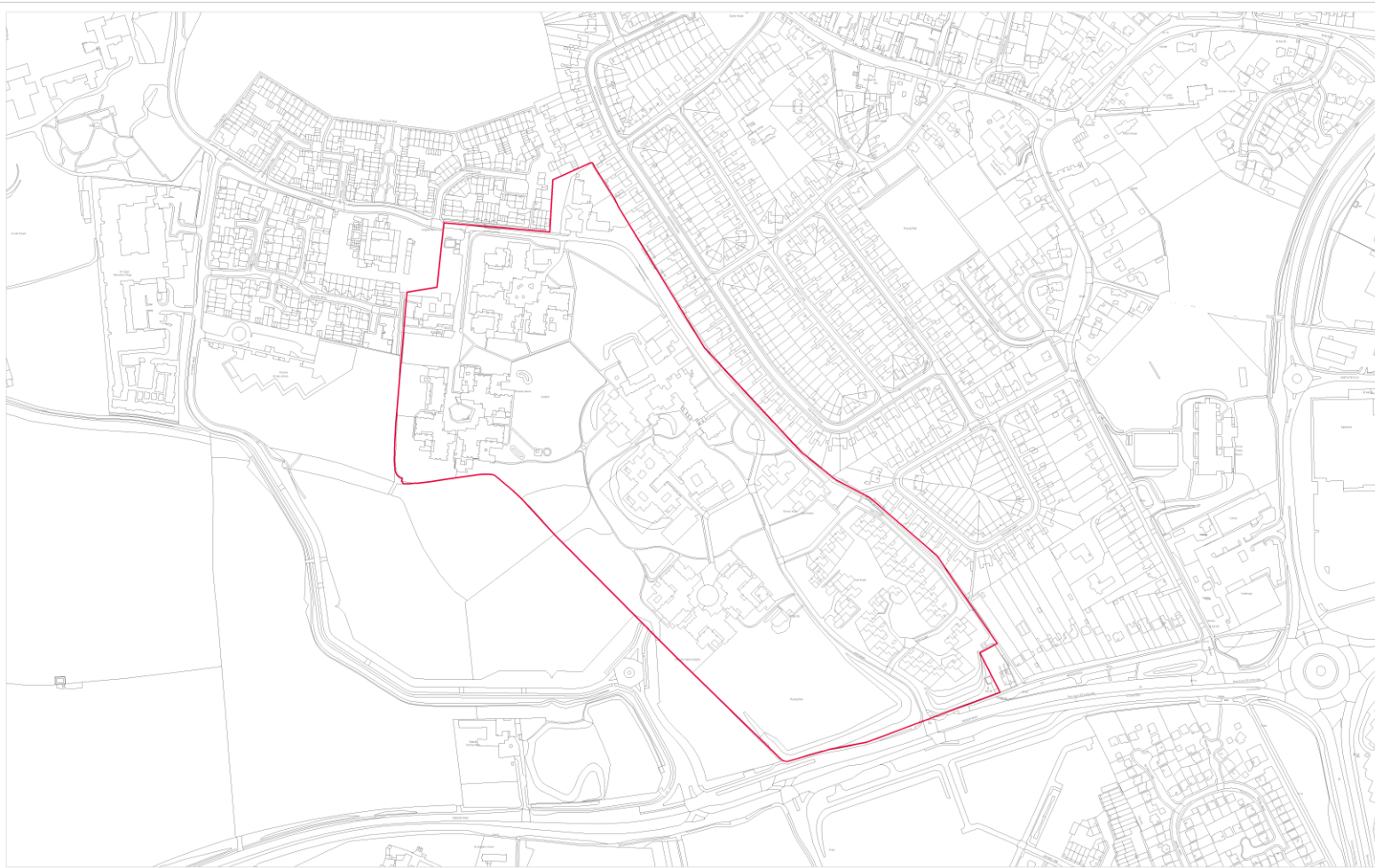
10. LEGAL IMPLICATIONS

10.1 None

11. SUMMARY AND LINKS TO CORPORATE PLAN

11.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.

Position:	Name/Signature:	Date:
Author:	A Holden / G Shaw	07/07/11
Development Control Manager Agreed:	Gareth Jones	07/07/11



Name: SW
Date: 5th July 2011
Scale: 1:5000
Dept: Planning
Project: Site Location Plan

Title

Princess Marina Hospital, Weedon Road

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