



PLANNING COMMITTEE: 3 April 2012
DIRECTORATE: Planning and Regeneration
HEAD OF PLANNING: Susan Bridge

N/2012/0067 **Erection of student accommodation comprising of 464 bedrooms, security office, ancillary communal facilities, resource centre, educational training spaces, hard and soft landscaping and public realm works, parking facilities and servicing road. (Sui Generis) at St John's South Surface Car Park**

WARD: Castle

APPLICANT: University of Northampton
AGENT: Savills

REFERRED BY: Head of Planning
REASON: Within the Ownership of NBC

DEPARTURE: No

APPLICATION FOR DETERMINATION:

1. RECOMMENDATION

1.1 APPROVAL subject to conditions for the following reason:

The proposed development would respect the character and appearance of the setting of adjoining Derngate Conservation Area, Statutory and locally listed buildings, would not significantly adversely affect impact upon the amenities of surrounding residential occupiers and would not be prejudicial to highway safety. For these reasons, the proposal would comply with the thrust of saved policies D29, E9, E20 of the Northampton Local Plan, Central Area Action Plan Pre Submission Policies 2, 17 & 21, West Northamptonshire Joint Core Strategy Pre Submission, Policy E16, PPS1, PPS3, PPS4, PPS9, PPS25, PPG13 PPG24 and the draft National Planning Policy Framework.

1.2 That the County Council's Transportation Department be advised of the need to consult with local Councillors / residents and business on the

proposed highway improvement works along St John's Street / Swan Street / Guildhall Road and on any proposed future bus rerouting or siting of bus stops in the vicinity and the Draft Parking Strategy.

2. THE PROPOSAL

- 2.1. The applicants seek planning permission to redevelop the existing St. John's South car park, which has a maximum capacity of 150 car parking spaces for a residential development for student accommodation containing up to 464 bedrooms with associated communal facilities.
- 2.2. The proposed development would have a maximum of 7 storeys, which includes a floor being provided within the roof space. The proposed development would be sited along the perimeter of the boundary of the existing car park in a rectangular block. The following layout is proposed;
 - Lower Terrace - This element would be located towards Victoria Promenade. At the St. John's Station Approach/Victoria Promenade junction, 6 self contained units are proposed with 10 bed spaces. A communal laundry and communal lounge area would also be provided. Separate covered storage cycle/facilities management stores, staff offices for facilities management are proposed. Along the Swan Street / Victoria Promenade junction, there would be a resource centre, smaller study areas and a luggage store. There would also be a plant room, bin store and substation. This element of the proposal would achieve a separation distance of 6m to the rear yard boundaries of dwellings along Victoria Promenade at ground level.
 - Middle Terrace – Along St John's Station Passage 22 en suite bedrooms would be provided divided into separate pods with communal kitchen/dining facilities and a further bin storage area. Along Swan Street 28 en suite bedrooms and 2 units for people with disabilities are proposed.
 - Upper Terrace – This would contain 44 en suite facilities, 2 units for people with disabilities, 3 studio flats with 6 bed spaces. Along St John's Street, this would be the main entrance, containing the reception area, security office, entrance lounge and post area. At this level separation distances of 15 to 19 metres would be achieved from Bloomsbury House to the north at ground floor.
 - First Floor – 85 en-suite bedrooms with communal kitchen/dining facilities.
 - Second Floor -78 en-suite bedrooms with communal kitchen/dining facilities.
 - Third Floor - 62 en-suite bedrooms with communal kitchen/dining facilities.
 - Fourth Floor - 62 en-suite bedrooms with communal kitchen/dining facilities
 - Fifth Floor – 45 en-suite bedrooms with communal kitchen/dining facilities.
- 2.3. A key visual feature of the proposed scheme would be a five storied pod shaped building on the south eastern corner of the site, the ground floor

of which would be utilised as the resource centre with living accommodation above.

- 2.4. An internal courtyard area would be created to form a communal landscaped amenity area. Five parking spaces would be provided to assist people with disabilities and deliveries by small vans with a new vehicular access off Swan Street. No parking spaces are proposed for the general student population residing within the accommodation. A separate servicing area along Swan Street would be provided for larger vehicles by the vehicular entrance / exit.
- 2.5. Along St John's Street opposite Bloomsbury House the proposed development would have a width of 45m and a height which ranges from 18.5m along the junction at St. John's Station Approach and 18m at Swan Street.
- 2.6. Along St John's Station Approach the development would have a length of 66m and a length of 84m along Swan Street. The south eastern corner featuring the oval pod containing the resource centre would have a maximum height of 17m. The southern western corner facing towards Victoria Promenade would have a maximum height of 15m.
- 2.7. Materials for the proposed scheme include facing brickwork, dark wood veneer and high pressurised laminate panels. The revised Design and Access Statement demonstrates a well-designed scheme while protecting the amenities of surrounding occupiers. The design also seeks to reflect the railway heritage of the site. The former railway line and turning circle of the former St John's station are reflected in the layout and surfacing and appearance of the site.
- 2.8. The development is fully secure, access for students is limited to two points, the main entrance in St. John's Street and the vehicle access in Swan Street. The latter will be limited to those students with disabilities and require a car to travel to the main campuses and those students with bicycles. The central courtyard would be fenced. All access to the building will be controlled by means of a fully integrated access control system.
- 2.9. Servicing the development is intended to be discreet. The most regular operation would be refuse collection. It is envisaged that two collections per week would be required to service the development. There would also be a commitment to recycling. The University would also undertake to ensure that the immediate area surrounding the development will be maintained to an appropriate level and kept clear of litter.
- 2.10. The proposed development would involve photo voltaic units being added to the roof to generate 10% of the required energy provision for the site with the remainder of heating being provided by gas boilers.

2.11. The following documents accompany the application:

- Revised Design & Access Statement
- Revised Transportation Statement
- Revised Travel Plan
- Revised Statement of Community Consultation Parts 1 & 2
- Planning Statement - Section 6 (Revised)
- Flood Risk & Drainage Assessment
- Heritage Impact Assessment
- Revised Archaeological Desk top Assessment
- Air Quality Assessment
- Daylight & Sunlight Report
- Environmental Noise Report
- Phase 1 Geo technical Assessment
- Ecological Appraisal
- Arboricultural Appraisal
- Ventilation Strategy
- Indicative Draft CCTV Strategy

3. SITE DESCRIPTION

3.1. The site stands in the south eastern corner of the town centre and currently forms the St John's surface car parking. It is 0.48 hectares in size. The ground level falls by up to 6 metres in a north south direction across the site.

3.2. The boundary of the Derngate Conservation Area runs along the north part of the development site on St John's St opposite the Bloomsbury House flatted development. The rear (south) of Bloomsbury House is listed grade II. Nos 40 – 56 Guildhall Road are locally listed. The western perimeter of the site faces on to Albion Court, which is a flatted development and a former YMCA hostel which is in the applicant's ownership.

3.3. The southern boundary faces onto dwellings along Victoria Promenade and Victoria Gardens. 1 Victoria Gardens is a distinctive building built in a Swiss chalet style and once formed a tea house/station master's house. These premises are listed grade II. The eastern part of the site faces on to St. John's multi storey car park.

4. RELEVANT PLANNING HISTORY

4.1. None Relevant.

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

PPS3 – Housing

PPS5 – Heritage

PPS9 – Biodiversity

PPG13 – Transport

PPG23 – Pollution Control

PPS24 – Noise

PPS25 – Flooding

5.3. Northampton Borough Local Plan

E9 – Implementing Development

E20 – New Development

E26 - Conservation Areas

D29 - Redevelopment of St. John's Car Park

5.4. Northampton Central Area Action Plan Pre Submission (Nov 2010)

Policy 2 - Promoting Design Excellence

Policy 17- Central Area Living

Policy 21- St John's

5.5. West Northamptonshire Joint Core Strategy Pre Submission (Feb 2011)

Policy E6 - Education Skills & Training

Para 8.32 –Tourism, Visitor & Cultural Industries

5.6. Supplementary Planning Guidance

Northamptonshire County Parking Standards SPG 2003

Planning out Crime in Northamptonshire SPG 2004

5.7. Other Guidance

A Character Assessment & Tall Buildings Strategy for Northampton's Central Area

Members should note that the national Government has announced its intention to issue the new National Planning Policy Framework on the 27 March 2012. This will replace all Planning Policy Statements / Guidance.

6. CONSULTATIONS

- 6.1. **English Heritage** – Revised comments – Overall, the proposals would provide benefits in terms of knitting together the townscape and reinstating coherence and definition to the street. This should therefore be balanced against concerns about scale, ensuring that there are no unenvisioned adverse impacts on the wider townscape in the form of unexpected views.

- 6.2. **NBC Policy** – Support the principles of the application on policy grounds provided that the proposed rerouting of buses and bus stop are removed from the scheme.
- 6.3. **NBC – Regeneration** – under a Lease Agreement a contribution will be made to the County Council for the Highway works.
- 6.4. **NBC Environmental Health** – On contamination and noise issues raise no objection subject to safeguarding conditions. On air quality early indications are that there are no adverse comments.
- 6.5. **NBC Heritage** – Support revised proposals and do not consider proposals would adversely affect the heritage setting or assets.
- 6.6. **Northamptonshire County Council Transportation** – No objections subject to the applicant providing £125,000 towards highway/public realm and on-street parking restrictions. Conditions requiring cycle /motor cycles spaces, a condition to prevent the development taking place until the highways works have been completed and a tenancy agreement to control parking is also advocated.
- 6.7. **Town Centre Conservation Area Advisory Committee (TCCAAC)** - Members of the Committee did not like the highway scheme proposed by the County Council around the proposed building, which incorporates a two lane road. This would take up too much space, preventing the optimal development of communal uses for the public realm around the building. TCCAAC suggested as an alternative a narrower, shared-use highway for pedestrians, cyclists and motorists. This technique had been effective in creating a safe but vibrant environment in the Exhibition Road area of London. TCCAAC commended the use of brick of varying shades, to give the impression of different buildings rather than one block. The over-all size of the development was acceptable but the Committee would have liked to see a more gradual stepping up to the full height. Suggested that the buildings should occupy the centre of the site, allowing for a greater allocation of green and improved public realm around the outside of the site. There should be greater reference to the area's history in the design of the buildings. TCCAAC recommended that light shades be used to prevent the building from appearing too dark. Specifically, members would not want to see the materials matched to the neighbouring St John's car park. The Committee also recommended variety in the treatments of the outward facing ground floor facades, incorporating glass to allow passers-by to see in and using different colours. This would add interest and may also be less prone to graffiti. TCCAAC stressed that the public realm would be very important in this area, and stressed the importance of quality materials and design to encourage the wider community's use of the surrounding throughout the day and into the evening. Coupled with an imaginative integration with communal uses for the ground floors of the building this could

encourage the regeneration of the area, linked to the neighbouring cultural quarter.

- 6.8. **Northamptonshire Police** – Advise that the building would comply with the requirements of the Secured by Design scheme. All reasonable physical security measures have been included to ensure a safe and secure accommodation provision for the university's students and those residents in Victoria Promenade whose properties abut the development site. Students do suffer from crimes associated with their movement to and from the town centre to their existing halls of residences and other accommodation provision within the town and these crimes will be minimised by the close proximity of this accommodation to the town centre as their routes will be able to be closely monitored by the Borough Council's CCTV system.
- 6.9. **Northamptonshire County Council Archaeology** – raises no objections subject to conditions.
- 6.10. **Anglian Water** – Advise the foul water drainage has available capacity. The preferred method of surface water drainage would be a sustainable drainage system. Concern expressed that the drainage strategy and flood risk assessment. Advise a condition requiring further surface water strategy/flood risk assessment details to be submitted.
- 6.11. **Environment Agency** – Initially express concern, as they are uncertain as to whether or not capacity within the sewer network will be acceptable. Following discussions with the applicants, the Environment Agency and with Anglian Water, further details have been requested to confirm that the drainage system has capacity for to deal with the surface water in line with Anglian Waters comments. Recognise that this is a key scheme promoting regeneration in Northampton.

7. REPRESENTATIONS

- 7.1. Nearby occupiers / business were notified of the proposed development. The proposal was advertised in the local press and by the site notes.
- 7.2. Furthermore the University carried out separate public consultation exercises and exhibitions on the 5 & 6 December 2011 and the 4 and 5 March 2012, which were attended by the local community, businesses and elected Members. The representations received were collated and addressed within Statements of Community Involvement and supplementary information.
- 7.3. **99 letters have been received**, these include letters from management agents **Metropolitan Housing Partnership** and **Knighton Home Group**. 3 of the letters contain **petitions from residents of Bloomsbury House and Albion Court Retirement Complex** each with **97, 83, and 16 signatures** consecutively. The objections can be summarised as follows;

- Principle of proposed student accommodation would be inappropriate in the town centre or on this particular site and would conflict with the Central Area Action Plan
- No bus routes should be permitted or rerouted along Guildhall Road, St John's Street and Swan Street to prevent pollution, noise and disturbance and poor transportation planning and in particular adversely impact on people with disabilities who occupy flats at the ground floor level. These residents would have a reduced standard of living if the County Council were allowed to alter the roads. There is no justification for the highway alterations.
- Inadequate consideration has been given to highway safety and car parking provision, particularly in the light of the proposed new County Council offices and hotel development.
- Proposal would exacerbate existing late night noise, general disturbance through drunkenness, crime and anti social behaviour as students travel back and the proposed accommodation would be poorly managed
- The University has not considered the impact on the night time economy
- The development would cause a significant loss of natural daylight, sunlight and overlooking problems particularly to the occupants Bloomsbury House.
- The proposal would result in a reduction of property values.
- Alternative mix of uses should be considered for the site
- Proposal would conflict with the Heritage designated assets.
- The applicants should carry out further consultation exercises with the local community
- A precedent has already been set involving the refusal of planning permission for a tennis "bubble" at the Lawn Tennis club.
- The proposal would not bring any investment into the town centre economy or businesses.
- The Police would be unable to cope;
- Congestion would be caused for both traffic and pedestrians resulting in health and safety concerns;
- The Community Engagement carried out by the University would not comply with current good practice.
- Building on car parks shows a lack of vision.
- The parking information from surveys carried out by the County Council set out in their draft parking strategy is considered to be flawed;
- Proposal would not have regeneration or vitality benefits;
- Loss of parking would lead to more traffic on the inner ring road looking for spaces, resulting in further congestion.
- Visitors to the Derngate Theatre would be adversely affected by the loss of parking;
- There is no management plan to say how the site will be managed and policed.

- 7.4. **Councillor Danielle Stone** on behalf of her constituents objects to the development. In her view the proposed development would not meet with any of the following objectives;
- attractive to local residents
 - attractive to local employees
 - draw in visitors to the town
 - link the town and the waterside
 - support the cultural mile

A letter has also been received from Brain Binley MP on behalf of a constituent enquiring about consultation procedures on the Central Area Action Plan.

8. APPRAISAL

- 8.1 This is a full planning application for the University of Northampton development of purpose built student accommodation for a mixture of students.
- 8.2 Section 38(6) of the Planning and Compulsory Act 2004 gives primacy to the Development Plan thus;
- “If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise”
- 8.3 The relevant Development Plan policies and other material planning policy considerations have been set out above. The key Issues are considered to be:
- Principle of Development
 - Management
 - Transportation (parking, highway improvements, travel plan, rerouting of buses);
 - Impact on Residential Amenities;
 - Heritage Impact
 - Design/Landscaping Principles
- 8.4 Other important considerations include:
- Impact on the Economy
 - Flood Risk/Drainage
 - Archaeology
 - Ecology
 - Contamination/ Noise/ Air Quality

Principle of Development

- 8.5 Considerable objections have been raised by local residents with regard to the principle of the proposed student accommodation on the grounds

that it is not an appropriate form of development for this site and is contrary to planning policy.

- 8.6 Student accommodation was first proposed and considered for the St John's site in the Pre-Submission Central Area Action Plan (November, 2010). The Council employed the following consultation techniques to raise awareness / invite comment on the Pre-Submission CAAP between 4 November and 16 December 2010:
- Public Exhibitions;
 - Written notification to all consultees on the consultation database;
 - Press Release;
 - Copies of the Plan made available at Council Offices, libraries and community centres; and
 - Media briefing – radio and newspapers
- 8.7 Representations received, during the 6-week consultation period, on the Pre-Submission CAAP were then considered by Planning Officers and then by Members at Cabinet, 16th March 2011.
- 8.8 In essence undertaking all of the above has meant that the Plan was widely publicised and extensively discussed with local community and stakeholder groups consistent with Regulation 27 of the Town and Country Planning (Local Development) (England) (Amendment) Regulation 2008.
- 8.9 In terms of the planning policy framework, the site has previously been identified for redevelopment. Saved Policy D29 of the Northampton Local Plan (1997) supports the residential development of the site. The Draft Northampton Central Area Action Plan (Pre submission draft 2010) continued this theme and in particular Policies 7 and 21 which student accommodation on the site. The proposed student accommodation at St John's was part of the public consultation on the Central Area Action Plan. At no time did the Borough Council receive any objections to the principle of the development of student accommodation in the St John's policy area at the Pre-Submission stage.
- 8.10 The provision of purpose built student accommodation in the town centre Central Area is seen in policy terms as a positive thing for its vitality and viability and would also increase the attractiveness of the University to potential students.
- 8.11 Furthermore Policy E6 of the West Northampton Joint Core Strategy (Pre – Submission) recognises the important role of the University, new educational facilities are encouraged and supported at sustainable locations. It promotes the development of student accommodation within the town centre to support and improve the vitality and viability of the central area of the town.
- 8.12 The Central Area Action Plan has undergone 4 different stages of six-week public consultation since 2007. The principle of residential

development/ student accommodation is acceptable on this site and has been established within this policy framework. It would not be appropriate or acceptable to withhold planning permission solely on the grounds of the potential occupants being students as opposed to private owners/ tenants. The allocation of the site for student accommodation within the Central Area Action Plan has been in the public domain since November 2010. It is considered that the principle of the use of this site for student accommodation has been considered as part of the plan making process.

Transportation

- 8.13 The strong objections received on parking, highway related matters, bus rerouting and siting of a new bus stop from local residents are noted. The objection letters were forwarded to the County Council as the Highway Authority. The Highway Authority has been in discussions with the University for a period of over six months and advised that a full Transportation Impact Assessment would not be required. The Highway Authority has raised no objections to this application subject to the University offering £125,000 towards highway/ public realm and parking improvements. This matter is to be addressed separately through a private lease agreement between the landowner and County Council. The 5 parking spaces proposed are considered appropriate for operational purposes.
- 8.14 The University's originally submitted Travel Plans and Transportation Statements, which referred to bus services being rerouted along the development site and a new bus stop along St John's Street being provided at the request of the Highway Authority. These measures led to significant objections from the local community and following discussions, the University have removed all references to these elements from their documents and have provided written assurances they would not pursue these matters in the near future. The existing bus station is approx 680m from the site and the nearest existing bus stops are approx 430m on the Drapery and are within reasonable walking distance of the site. There is no demonstrable need for new buses or existing buses to be rerouted in this locality. The site is a town centre location and is considered highly sustainable and adequately served by public transport in line with PPG13. Committee is also recommended to agree to a resolution requesting that the Highway Authority engage with local community on any future highway works or rerouting of buses in the vicinity of the application site.
- 8.15 The applicants have submitted a revised Travel Plan and a Transportation Statement. The Travel Plan, amongst other measures, indicates information packs would be provided to each student resident to support travel by non-car modes, the document is intended to support the University's existing wider Sustainable Green Travel Plan, which seeks to reduce reliance on single occupancy car travel.

- 8.16 The Transportation Statement prepared for this development seeks to identify the existing traffic conditions, travel constraints and opportunities in the area and then identify the key travel impacts. It also seeks to give consideration to mitigation measures that may be necessary. The transportation impacts are considered for all travel modes and focus on encouraging travel taken by non-car modes, arising from the lack of car parking available at the proposed development. It does conclude that the site is within a sustainable location and that the site is within cycling and walking distance of the Avenue Campus and cycling distance of the Park Campus and that there would only be a negligible impact on the local highway network of traffic. There would be free bus travel between both existing campuses. Overall the proposal is considered to be in compliance with the aims and objectives local and national planning guidance in respect of these matters.
- 8.17 With regard to parking, the applicant's Transportation Consultants advise that the loss of parking on the site is not considered to have an adverse impact on the local car parking provision as the adjacent multi storey has sufficient capacity to accommodate the car parking demand, both existing and arising from the development proposal. It is recognised that the availability of car parking does have a major influence on the means of transport people choose for their journeys. Reducing the amount of car parking, particularly in new development is seen as essential as part of a mixed package of transport measures This reduction is supported by the County Council's Draft Town Centre Parking Strategy which states that the loss of this car park would not exceed capacity. The Highway Authority accepts this conclusion. PPG13 states that local planning authorities should not require developers to provide more spaces than they themselves would wish, other than in exceptional circumstances. It also supports high-density development in areas well served by public transport and promoting sustainable choices.
- 8.18 The proposed student accommodation at St John's car park formed part of public consultation on the Central Area Action Plan. Whilst the Borough Council received no objections to the principle of the development involving student accommodation, objections were made regarding the potential traffic impacts arising from the proposed living accommodation. The Planning Policy response to these objections was that the provision of purpose built student accommodation in the town centre would be positive for its vitality and viability and also increase the attractiveness of the University to potential future students. It was accepted that parking provision for the students would be limited. Together with rigorous parking enforcement within the town centre Central Area, it was felt that this would limit student car ownership in the town centre, although it was recognised that potential student occupiers could make use of commercial car parks. Whilst it would mean students would travel between the town centre and the campuses on public transport, this would be against the general flow of traffic and could in turn enhance the viability of bus services, as the buses will have more patronage going in the opposite direction to normal commuter flows. In

the longer term it is also likely to encourage a greater presence of University functions within the town centre. It is worth highlighting that Highway Authority has been consulted on the Central Area Action Plan and raised no objections.

- 8.19 Whilst the Highway Authority raise no objections to the loss of the car parking and its cumulative impact, officers have some reservations as only a small number of parking spaces would be provided on the site to cater for students with disabilities. Student occupiers of the proposed accommodation would be required to sign up to a tenancy agreement not to use or bring private vehicles. Because it would be difficult to predict the mode of travel patterns by the proposed occupiers, a condition is recommended to ensure the University carry out regular parking patrols on the surrounding residential streets to identify the level of on street parking attributable to students at the University and where necessary mitigation measures are introduced. This would include a review of the implementation of existing parking restrictions imposed on potential parking students by the University and allow where necessary for this issue to be reconsidered through the production of monitoring reports; this would require the County Council Highway Engineers to proactively engage with the applicants to come up with workable design solutions should any future problems present themselves.

Management of the Facility

- 8.20 Representations made by the local community, particularly from residents living within Albion Court, indicate that there are very strong objections from them re the potential impact of students living within the town centre including those arising from the evening economy. Objections regarding anti social behaviour from students occupying the proposed accommodation is a material consideration, however such concerns must be real and be based on evidence. There is a need to ensure that student behaviour is managed. Following representations made via the consultation process, it is the intention of the University to now operate a mixed allocation policy to this particular development. The accommodation would therefore be occupied by a mix of undergraduate students from all year groups, post-graduate students and also international students. Past experience of this allocation applied elsewhere within the University estate has shown that this mix of students has a beneficial effect on student behaviour. The presence of more mature students would help to moderate the behaviour of younger students thereby reducing the potential for anti - social behaviour.
- 8.21 In response to the objections, protracted discussions/ meetings have taken place with the University and the Police at a senior level. This has resulted in the submission of a revised Management Plan. The University has confirmed that it would effectively manage both the building and its students/ visitors. A dedicated multi disciplinary team of staff would be present on site all year round and 24 hours a day. The staff members would fulfil a number of roles including positively discouraging and

minimising anti-social behaviour, pastoral care for the wellbeing of the students and operating and managing the building appropriately. At the specific request of the Police a minimum of two security staff would be stationed at any one time at the site twenty four hours a day, seven days a week throughout the year and these would be supported by additional appropriately licensed and qualified door staff on the busiest nights and as when other events in the town centre dictate.

- 8.22 In the event that any local residents have any concerns relating to management of students or the building, named contacts would be present on site for enquiries supported by appropriate measures for the escalation of any issues to senior management at the main University Campus. The University team would primarily be located within the reception hub at the northwestern corner of the site local to neighbouring residents in order that they may easily present any concerns. Furthermore this area of the building has been designed to incorporate internal circulation space for students to prevent students congregating in the public space outside the building.
- 8.23 The University has sought to reassure the local community and make it aware that it is committed to the wellbeing of its students and also to being a good and considerate neighbour. As such part of the University staffing will include a Residential Life Team, which comprises:
- Senior Warden - provides support for community development activities and academic support to residents
 - Day and Night Wardens - provide pastoral support and guidance, as well as dealing with discipline issues
 - Assistant Wardens - fellow students who provide peer support and community development
- 8.24 In addition the Residential Life Team would be supported by various University Employees including the Dean of Students, Director of Student & Academic Services, Head of Student Services and their respective departments who are responsible for dealing with more serious needs for support and discipline within the student population.
- 8.25 The applicant has advised that the University Code of Conduct for students is very strictly applied to students who do not comply with the high standard of behaviour expected of them. The University intends to have a good control over students and would readily take enforcement action such as imposing fines and other sanctions when behaviour falls short of the required standard.
- 8.26 In summary, the University have stated dedicated named staff contacts based at the development to minimise antisocial behaviour amongst residents and to act as liaison and communicate with local residents and the wider community in order to be able to respond to any concerns they may have regarding the local student population. It would also enable the applicant to coordinate the positive contribution that the University and its students can make to Northampton in terms of voluntary work, which is a

significant community resource and something the University already actively engages in within the town.

- 8.27 The University is seeking to actively engage with the local community and to assess the impact that this development will have in the town centre. It is the applicant's intention that the University would also work much more closely with the local police and regular meetings are suggested with them and local community representatives throughout the year to discuss and address any issues that may arise.
- 8.28 Northamptonshire Police has been pro actively involved in the pre application discussions and negotiations for this planning application and the advice on both external and internal security has been incorporated into the final design. The University has offered to work with the Police to ensure an effective CCTV Strategy at their expense. Security will be monitored by means of full CCTV coverage of all entrances/ exits and the central courtyard which will be maintained and monitored by the University and made available to the relevant authorities should the need arise. The University has also undertaken in consultation with the Police and Northampton Borough Council to install CCTV cameras to enhance and restore CCTV to the St John's Street and St John's Station Passage areas, which will be linked to and monitored by NBC. The University would also provide and maintain a further camera to cover the public square along St John's Street, which has been identified as a potential focus for congregation and general disturbance.
- 8.29 The Police are confident the internal CCTV system described in the submitted CCTV strategy document and performance objectives are fit for purpose and would provide CCTV coverage of those areas where the building and its occupants are most likely to be at risk of crime. This internal CCTV system is to be monitored by University of Northampton and Northamptonshire Police would have access to this system. A condition is recommended to secure the necessary CCTV details in line with the advice from the Police Crime Prevention Design Advisor.
- 8.30 Notwithstanding the above, it is recognised and accepted that this development has the potential to increase the amount of inconsiderate behaviour in the immediate vicinity of the development, particularly in the early hours of the morning when students will be making their way home from a night out. The main entrance into the building is considered to be the focus for any disruption to local residents and it is therefore imperative that effective management of this space is provided by both an adequate on site security presence and comprehensive CCTV coverage.
- 8.31 It is not considered reasonable to expect Northamptonshire Police to have the capacity to deal with all potential intrusive behaviour and this responsibility to minimise disruption to existing local residents is firmly within the University's domain. To address this a planning condition is recommended requiring the University to develop a management plan

along the lines set out above in liaison with the Police and consultation with the Local Community and Local Councillors.

Impact on Residential Amenity

- 8.32 Local residents, particularly those within Bloomsbury House have expressed considerable concerns that their amenities would be adversely affected in terms of loss of daylight, sunlight, overshadowing and loss of privacy. In considering these objections PPS1 states good design should contribute positively to make places better and take opportunities for improving the character and quality of an area and the way it functions. The applicant has submitted a specialised report which utilises good practice set out in the Building Research Establishment that seeks to improve the planning site layout for daylight/sunlight and also makes use of BS 8206 guidance relating to Lighting for Buildings to further enable an assessment to be made on the impact of these matters. Consideration of these particular amenity issues was given to the immediately surrounding residential development, which includes Bloomsbury House, St John's Court, Victoria Promenade, Guildhall Road and Victoria Gardens. In line with this good practice the assessment demonstrated that the impact of daylight levels to the surrounding properties is considered to be adequate and that adequate amounts of daylight would remain available to the existing residential occupiers of the surrounding buildings.
- 8.33 With regard to further addressing sunlight and overshadowing the proposed development has been amended involving setting back the building at both the northern and southern perimeter and an additional floor has been removed. Along St John's Street, the elevation facing Bloomsbury House and Guildhall Road would be constructed over a staggered building line. At ground floor level the separation distance would vary from 15m and 19m. The middle element of the top floor of the proposed development would achieve a separation distance of 24m from the facing elevation of Bloomsbury House.
- 8.34 At the southern end of the proposed development (towards Victoria Promenade) the ground floor would achieve a separation distance of 6m which decreases to 4 to 5m at the ground floor level at its closest point increasing to 8 to 10m at the second floor level and from the third storey upwards the separation distance would increase to 23m at the Swan Street side and 32m along at the St John's Station Passage from the rear boundaries of properties fronting Victoria Promenade. The scheme's design has been developed to minimise and mitigate the effects of the loss of sunlight entering habitable rooms of surrounding residential development and loss of outlook. A condition is advised requiring some of the side windows facing the rear yard areas of properties along Victoria Promenade to be obscurely glazed in order to limit overlooking. Impact in terms of daylight on the properties in Victoria Promenade would also be mitigated by the fact that the development would be located to the north of these dwellings.

- 8.35 The comments from some residents on depreciation of property values are noted, however property value is not a material planning consideration and cannot therefore be taken into account.
- 8.36 Overall, it is concluded that adequate separation distances would be achieved to prevent loss of natural daylight/sunlight and prevent significant loss of privacy in line with saved policy E20 of the Northampton Local Plan and PPS1, which seek to protect residential amenity to a satisfactory degree.

Design / Landscape

- 8.37 With regard to the design, appearance and form of the development, the proposal would be orientated so that it fronts/ faces onto the street at all sides, it respects historical building lines and where appropriate builds up to the curtilage of the site. It takes the opportunity to maximise active street frontages. Social spaces and the main entrance are provided on key corners. The proposal provides level access from the public realm. The proposed innovative layout helps to maximise the use of the development site. The submitted scheme reflects the local site context and avoids the use of standard design, layout and appearance. A mixed palette of materials is proposed which assists the scheme to integrate into its surroundings resulting in a high quality scheme. There is a considerable variety in terms of articulation in the design of the proposed development. The removal of additional stories during the pre application processes has improved the massing and its overall impact on its surroundings and helped safeguard reasonable amenity issues. The proposed design demonstrates that careful consideration has been given to addressing the scale, massing, rhythm and vertical proportions and staggered building lines, which respond positively to the topography of the site and the surrounding area.
- 8.38 In terms of height, the proposed roofscape has been designed not to break up the existing skyline significantly. The proposal retains views of existing key buildings such as the All Saints Church in line with advice set out in the Tall Buildings Strategy. English Heritage considers the proposals would provide benefits in terms of knitting together the townscape and reinstating coherence and definition to the street.
- 8.39 The southern eastern corner of the development contains the resource centre which has been designed to act as a focal point and would be sited onto an area which formed part of the historic railway line. The building has been detailed with timber cladding and metallic horizontal cross rails to subtly references the rail tracks and the landscaping is also to be designed to reflect the historic railway use of the site. The landscape has subtle references within the layout to locate and explain where the train turntable used to be (through high quality paving and up lighters) and the gates to the development incorporate a pattern that shows in perspective where the rail lines ran. The indicative landscape

seeks to reflect the alignment of the rail line itself through the use of a parallel run of evergreen hedge planting, set within low ornamental planting.

- 8.40 The Pre-submission Central Area Action Plan supports a building providing a visual interest at this corner and helping to enhance legibility in the locality. The proposal would accord with the design requirement set out in Policies 2 and 21.
- 8.41 The draft National Planning Policy Framework continues to stress the crucial role of design; good design is seen as indivisible from good planning. The Government's objective is to promote good design that assures attractive, usable and durable places towards achieving sustainable development. It is considered that the scheme achieves this. Conditions requiring samples of external materials and further details of landscaping/ boundary treatment are recommended.

Impact on Heritage Assets

- 8.42 In terms of impact on Heritage Assets, in line with government guidance set out in PPS5 and the accompanying good practice guide, a Heritage Impact Assessment has been submitted which seeks to identify the potential impact upon the significance of heritage assets in the vicinity of the development site. The boundary of the Derngate Conservation Area runs along the north part of the development site on St John's St opposite Bloomsbury House. Victoria Gardens is listed Grade II. Nos 40 – 56 Guildhall Road are locally listed.
- 8.43 Within the Derngate Conservation Area, the majority of the original medieval buildings were destroyed by a fire in 1675 and most of the buildings of character within the Conservation Area relate to the 19th century. Subsequent developments have complemented the surviving Georgian and Victorian elements and this diversity is considered to define the areas character. The proposed development would only be partially visually from Guildhall Road and Upper Swan Street, due to screening by existing large buildings and the local topography. The existing car park makes little contribution to the significance of the Conservation Area. English Heritage considers the proposals would provide benefits in terms of knitting together the townscape and reinstating coherence and definition to the street.
- 8.44 The Heritage Impact Assessment concludes that the proposed development would not result in substantial harm to the significance of designated heritage assets in the vicinity of development. In essence the proposed development would be largely screened from the Town Centre and is not visible from the majority of the Conservation Area and currently makes limited contribution to its heritage significance. The proposal would enhance the setting of the adjacent Conservation Area.

- 8.45 Town Centre Conservation Area Advisory Committee (TCCAAC) recommended the use of brick of varying shades, to give the impression of different buildings rather than one block. The over-all size of the development was acceptable. They recommended variety in the treatments of the outward facing floor facades, incorporating glass to allow for views into the site. The University are seeking to provide heritage interpretation panels for the public containing text, graphics explaining the historical heritage of the site and how the proposed development has been influenced by the historical uses through illustrative material and photographs / plans to give the locality, the appropriate historical reference it deserves. For these reasons the proposal has been designed to enhance the setting of the Derngate Conservation Area and both statutory and locally listed buildings.

Impact on the Economy / Cultural Impact

- 8.46 The site is within the designated Enterprise Zone in Northampton's Waterside. The influx of nearly 500 students into the town centre would have a positive benefit on the local economy. An independent report produced by GKN Consulting Ltd considered that nearly 3 million pounds would be injected into the local economy.
- 8.47 Members of the TCCAAC felt that with the proposals there was the potential for the town to benefit from more students living in the town centre, increasing the interaction between students and other members of the community and encouraging a more vibrant atmosphere. The proposal would reinforce of the cultural offer of the town.

Flood Risk & Drainage

- 8.48 PPS25 requires that all risks of flooding to and from the site are identified and their implications assessed. The Submitted Flood Risk and Drainage Assessment identifies the site as falling within Flood Zone 1 with a low risk of flooding. The Environment Agency has taken a cautious approach based on Northampton's previous history, however, discussions have taken place with the University's representatives and appropriate drainage conditions are now recommended to deal with the issues. Anglian Water has confirmed that the applicants can connect to their sewers and the discharge rates are acceptable. PPS25 requires that surface water arising from a developed site should ideally be managed in a practical manner. At the time of drafting the report this matter remained outstanding however it is anticipated that it will be resolved in advance of the Committee meeting. Any new comments from the Environment Agency will be reported to Committee via the addendum.

Archaeology

- 8.49 A revised desk based Archaeological Assessment has been received which seeks to assess the likely survival and the likely impact of the proposed development and now contains geo technical information. The

County Archaeologist has reviewed the information and recommended a number of planning conditions, which are attached.

Ecology

- 8.50 A phase 1 habitat and protected survey has been carried out, which concluded the site has low ecological value and no notable habitats were present. It is considered that the proposed landscaping should include standard trees of native origin and bird / bat boxes provided. These matters would be addressed by planning conditions.

Contamination / Noise / Air Quality

- 8.51 Conditions are recommended to deal with any potential contamination issues. The Environmental Noise report considers the site is currently subjected to moderate levels of noise, predominantly from road traffic. There are no prevailing factors in relation to noise to preclude residential development of the site, appropriate glazing and ventilation attenuation measures are recommended and controlled by condition. These measures would be in line with advice contained in PPG24. On Air Quality matters, the applicants submitted an air quality assessment to assess the impacts from dust emissions from the construction phase and the impact on air quality for traffic emissions. Appropriate mitigation measures are recommended to control dust emission from construction through a dust management plan. With regard to the impact of traffic related emissions the impact is considered negligible given that the proposal removes an existing car park. Therefore the air quality in the locality would be likely to be improved such that the request made for a financial contribution suggested by NBC Environment Health officers to an air quality management plan would not be justified.

8. CONCLUSION

- 9.1. Overall as an exercise of judgement, taking the development plan policies as a whole and other material considerations referred to above, and the representations received, it was concluded that the proposed development is acceptable and should be permitted subject to conditions.
- 9.2. Furthermore, with regard to the level of consultation raised by local residents on the highway/ public realm improvements and rerouting of bus routes advocated by Northamptonshire County Council, the following resolution is advised;
That the County Council's Transportation Department be advised of the need to consult with local Councillors/residents and businesses on the proposed highway improvement works along St John's Street / Swan Street / Guildhall Road and on any future bus rerouting or siting of bus stops in the vicinity and the Draft Parking Strategy.

9. CONDITIONS

1. The development hereby permitted shall begin no later than 3 years from the date of this permission, the developer shall notify the Borough Councils Planning Authority in writing within three weeks of the following dates;
 - a) The date of commencement of the development hereby permitted;
and
 - b) The date when the development hereby permitted is bought into use.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of Planning and Compulsory Purchase Act 2004 and enable to compliance with other conditions of this planning permission.

2. The development hereby approved shall be implemented in accordance with the principles outlined in the Revised Design and Access Statement (February 2012) submitted with the planning application.

Reason: In order to define the permission and ensure the satisfactory development of the application site in accordance with saved policy E20 of the Northampton Local Plan and PPS1.

3. Within one month of the commencement of the development hereby permitted, the results of a Preliminary BREEAM or equivalent carried out by a qualified BREEAM Assessor shall be submitted to the Borough Council's Planning Authority to demonstrate that the development shall achieve a rating of, or equivalent to, 'BREEAM very good or above.' The development shall be carried out only in accordance with details the subject of the assessment.

4. Prior to the development hereby permitted being bought in to use a Certificate of Validation issued by the Building Research Establishment, or equivalent shall be submitted to the Borough Council's Planning Authority to confirm that a rating of, or equivalent to achieve 'BREEAM very good' or above has been achieved.

Reasons 3 & 4; To ensure that the development has sustainability as a key attribute as stated within the Design and Access Statement and in accordance saved policy E20 of the Northampton Local Plan and PPS1.

5. Prior to the commencement of the development hereby permitted, a Construction Environmental Plan (CEMP) shall be submitted to, and approved in writing by the Borough Council's Planning Authority. Development shall then be carried out in accordance with the approved CEMP. The CEMP shall include, though not necessarily be restricted to the following details:
 - a) A site waste Management Plan

- b) A Traffic Management Plan incorporating the routing construction traffic and details of heavy vehicle movement patterns (including earliest and latest times and suspension of trips during local peak traffic times along Victoria Promenade/St John's St//Swan St.
 - c) A tree Protection Plan (having regard to the Arboricultural Report) and the measures to protect those trees/shrubs being retained which shall be in accordance with BS 5837 Trees in Relation to Construction (2005)
 - d) Measures to minimise and control noise, vibration, dust and fumes during site preparation works and construction, including vehicle reversing alarms;
 - e) Details of siting of all vehicles of site operatives and visitors;
 - f) The unloading and loading arrangements for heavy plant and machinery;
 - g) Details of the design, appearance, erection and maintenance of security hoardings to include informative displays;
 - h) The location, extent and duration of any temporary stockpiling areas;
 - i) Measures to prevent mud being deposited on the surrounding highway;
 - j) A programme of implementation for items (a) – (i)
6. No construction operations shall take place outside the hours of 08:00 to 18:00 Mondays to Fridays or 09:00 to 14:00 on Saturdays. No such operations shall take place at any time on Sundays or Bank/Public Holidays.

Reasons 5 & 6; To protect the amenity of neighbours and accord with PPG24.

7. Prior to the development hereby permitted being brought into use, in consultation with Northamptonshire Police, a scheme for the provision of a network of closed circuit television cameras, including the proposed location of the cameras, (and also specifically covering the public square/entrance outside St John's St) mounting columns, direction, proposals for the use and management of the system and proposals for its installation has been submitted to and approved in writing by the Borough Council's Planning Authority. The CCTV system shall be installed in accordance with the approved details prior to the development hereby permitted being brought into use and shall thereafter be maintained.

Reason; To provide an opportunity for further consideration of crime deterrence and in the interests of the uncluttered appearance and to protect the privacy of nearby residential occupiers and accord with saved policy E20 of the Northampton Local Plan and PPS1

8. The recommendations set out in the revised Travel Plan (March 2012) submitted in connection with the development hereby approved shall be implemented in accordance with a timetable to be submitted to and agreed in writing by the Borough Council's Planning Authority. The

approved details shall thereafter be implemented in full and shall thereafter be maintained. Furthermore in consultation with the County Council's Highway Authority, Periodic Monitoring Reports (PMRs) shall be submitted to and approved in writing by Borough Councils Planning Authority after 6, 12, 24, 45 and 60 months of the date when the development hereby permitted is first brought into use. The PMRs shall report, though not necessarily be restricted to the effectiveness of the following;

- a) The measures described in the revised Travel Plan and the Universities Sustainable Green Travel Plan
- b) The measures taken to manage any off site car parking issues as a result of the operation of the proposed development.

Where necessary the PMRs shall propose in consultation with the County Councils Highway Authority Transportation mitigation measures to promote sustainable transport, to manage offsite parking, including if considered appropriate securing alternative parking provision together with an implementation timetable

Reason: In the interests of highway safety and convenience and the safe functioning of the site and to continue to promote travel by modes other than by the private car, in the interests of sustainability and accord with PPG13.

9. Within 4 months of the date of commencement of the development hereby permitted, a landscape and aftercare scheme detailing both hard and soft landscaping works and 5 year aftercare shall be submitted in writing for the writing for the written approval of the Borough Council's Planning Authority.

The scheme shall include the following;

- a) Evidence of prior consultation with neighbours concerning the boundary landscaping to be submitted as part of the amended landscape scheme;
- b) Landscaping of the boundaries to the Site, including the public square, car parking area, vehicle and pedestrian circulation area and external seating area/courtyard areas
- c) Fully annotated planting plans, showing locations of individually planted semi mature trees, shrubs, hedges and areas of grass. Within ornamental planting area plans should be sufficiently detailed to show the locations of different single groups in relation to one another, and the location of any individual to one another, and the location of any individual specimen shrubs. Other information shall include planting schedules noting species, plant sizes and proposed numbers/densities, method of cultivation and details of the proposed planting implementation programme;
- d) Surfacing materials for the paths, internal access road and parking spaces;
- e) Details of enhanced of an enhanced boundary treatment along the rear boundary of the proposed development with the rear amenity areas of dwellings along Victoria Promenade.

- f) The types, heights and design of all fencing/boundary treatment
 - g) Details of the siting and design of all street and courtyard furniture including litter bins;
 - h) A scheme for biodiversity enhancement of the Site which shall include the creation of habitats for bats and details of the number , design location of bird nesting boxes/bat boxes/bricks/tubes and
 - i) The 5 year aftercare for landscape management and maintenance, which among other things shall provide for a replacement tree of the same species and size as that originally planted to be planted for any tree which, within a period of five years from its date of planting, is removed, uprooted or is destroyed or dies or becomes in the opinion of the Borough Councils Planning Authority, seriously damaged or defective.
10. The landscaping and aftercare scheme approved in connection with Condition 9 above shall be implemented in full no later than the end of first available planting season prior to the development hereby permitted being brought into use.

Reasons 9 & 10. In the interest of visual amenity, to protect the amenity of neighbours to accord with saved policy E20 of the Northampton Local Plan and promote biodiversity enhancement and accord with PPS9.

11. Within one month of the commencement of the development hereby permitted, in consultation with the County Council's Archaeologist, a programme of works shall be submitted to and approved in writing by the Planning Authority to include a detailed design and method statement, to show the preservation of surviving archaeological remains which are to remain in situ prior to the commencement of any development. The programme of works shall:
- a) provide design information for the pile configuration and all other ground works; and,
 - b) include the process for any archaeological investigation, a process for the recording of any archaeological remains, a scheme of archaeological works and a timetable for the carrying out of such works.
12. No development shall take place until the applicant in consultation with the County Council's Archaeologist, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:
- (i) fieldwork in accordance with the agreed written scheme of investigation;
 - (ii) post-excavation assessment (to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority);

(iii) completion of post-excavation analysis, preparation of site archive ready for deposition at a store approved by the Planning Authority, completion of an archive report, and submission of a publication report to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

13. Within three months of the commencement of the development hereby permitted, in consultation with the Borough Council Heritage Officer, revised details of the design and materials of the roof shall be submitted to and approved in writing by the Borough Council's Planning Authority. The approved details shall thereafter be implemented in full and shall thereafter be maintained.

Reasons 11, 12 & 13: To allow investigations to be made and sufficient mitigation to be secured in an area where remains of considerable archaeological remains are understood to exist in accordance with the requirements of PPS5.

14. Within three months of the commencement of the development hereby permitted, samples of the materials to be used in the construction of the external surfaces of the extension/building/development hereby permitted have been submitted to the Borough Council's Planning Authority. Sample panels of the proposed materials (walling) (render) (stonework) (brickwork) (rock panel) at least one metre square (showing where appropriate the proposed coursing, method of pointing and colour of mortar) shall be erected on the site for consideration and subsequently approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved panels. The panels shall be retained on site until the completion of the works. The development shall be implemented in accordance with the approved details.

15. Within four months of the commencement of the development hereby permitted details of all new external doors/panels to include materials, visual illustrations, finish, decorative detail, and reveal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and thereafter maintained.

Reasons 14 & 15: To ensure that the development will be constructed of materials of a type, colour, texture and quality and in a manner appropriate to the site and its surroundings in accordance with saved Policy E20 of the Northampton Local Plan and PPS1 and PPS5.

16. Within five 3 months of commencement of the development of the site, details of a mechanical/ electrical display to provide visual interest along Swan St in connection with the layout of the plant room shall be submitted to and approved in writing by the Borough Council's Planning Authority. The approved details shall thereafter be implemented in full

prior to the development hereby permitted being bought into use and shall thereafter be maintained.

Reason: To provide and improve visual amenity along Swan St and accord with saved Policy E20 of the Northampton Local Plan and PPS1.

17. The development hereby approved shall not be occupied until a detailed external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The detailed lighting scheme shall include site annotated plans showing lighting positions for the external spaces, facades, building elevations and structures they illuminate and details of the lighting fittings including: colour, watts and periods of illumination. All lighting works shall be implemented in accordance with the approved details and shall be completed prior to the occupation of any part of the development and thereafter maintained.

Reason: To ensure a high quality of external environment, to complement the development proposals, and to protect and reinforce local character and accord with saved policy E20 of the Northampton Local Plan and PPS1

18. Prior to the occupation of the proposed development the subject of this permission, in consultation with nearby residents and the Police, a Residents Management Plan shall be submitted to and agreed in writing with the Local Planning Authority, which includes measures to reduce noise, general disturbance and perceived anti social behaviour. The Management Plan shall be implemented in accordance with the approved details Periodic Management Monitoring Reports (PMMRs) in line with the measures set out in Planning Statement Section 6 (Revised) – Managing the Building shall be submitted to and approved in writing by Borough Councils Planning Authority after 4, 12, 24, 45 and 60 months of the date when the development hereby permitted is first brought into use. The PMMRs shall report, though not necessarily be restricted to the effectiveness of the following;

- a) The mixed allocation of students;
- b) The effectiveness of security staff and the University's multi-disciplinary team and the site coverage of CCTV as a result of the operation of the proposed development.

Where necessary the PMMRs shall propose mitigation measures to promote student safety management measures, including if considered appropriate securing alternative management procedures with an implementation timetable.

Reason: In the interests of residential amenity and the safe functioning of the site and PPS1 and PPG24.

19. Prior to the development hereby permitted being bought in to use, in consultation with Borough Council's Environmental Health Department, details of acoustic attenuation measures to minimise disturbance to neighbours of the development hereby permitted shall be submitted to, and approved in writing by

the Borough Councils Planning Authority. The approved details shall thereafter be implemented in full prior to the development hereby permitted being brought into use and shall thereafter be maintained.

20. Within four months of the commencement of the development details of the windows to be obscurely glazed shall be submitted to and approved in writing by the Borough Councils Planning Authority. Along the south west elevation, the side facing windows indicated on the Middle Terrace (drawing No. 11051 (080 011 Rev D); Upper Terrace (drawing No. 11051 (080 012 Rev D); First floor (drawing No. 11051 (080 013 Rev D) at the serving proposed student bedrooms and communal kitchen/dining areas and along the south east elevation the side facing windows serving the communal kitchen/dining areas indicated on the Middle Terrace (drawing No. 11051 (080 011 Rev D); Upper Terrace (drawing No. 11051 (080 012 Rev D); First floor (drawing No. 11051 (080 013 Rev D); Second floor (drawing No. 11051 (080 014 Rev D) shall be constructed with obscured glazing. The approved details shall thereafter be implemented in full and shall thereafter be maintained.

Reasons 19 & 20: To protect the privacy of nearby residential occupiers in accordance with saved Policy E20 of the Northampton Local Plan and PPS1.

21. No posters or other structures shall be attached to the glazed areas serving the resource centre/meeting rooms and the security office/reception/entrance lounge at any interaction with the street level.

Reason: To provide and improve visual amenity along Swan St and accord with saved Policy E20 of the Northampton Local Plan and PPS1.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending, revoking and/or re-enacting that Order, with or without modification, no structures, satellite antenna, apparatus or plant of any sort (including structures or plant in connection with any use for telecommunication systems) are to be installed on any roof or within the curtilage of the premises without the prior written approval of the Local Planning Authority.

23. No development shall take place until full details of the proposed boundary treatment/public realm works of the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include plans showing the locations of existing, retained and proposed new boundary treatments and scaled drawings indicating the positions, height, design, materials, type and colour of proposed new boundary treatments/materials including railings.

24 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and/or re-enacting that order with or without modification), no fences, hedges, gates, walls or any other means of enclosure shall be erected without the prior written consent of the Local Planning Authority, other than those expressly authorized by this permission.

Reasons 22, 23 and 24: In order to define the permission and ensure the satisfactory development of the application site in accordance with saved policy E20 of the Northampton Local Plan and PPS1.

25. Within six months of the commencement of the development taking, a scheme for the management of the parking spaces for people with disabilities, to ensure that such spaces are only occupied by authorised persons, has been submitted to and approved in writing by the Borough Councils Planning Authority. The development shall be implemented in accordance with the approved plan and thereafter maintained.

Reason: In order to secure the satisfactory provision of facilities and access for people with mobility and sensory disabilities in accordance with saved policy E20 of the Northampton Local Plan and PPS1.

26. Prior to the occupation of the building the subject of this consent, the building shall be provided with acoustic glazing and passive acoustic ventilation systems in accordance with the Cundall Acoustics Report 1005328 revision RO. The applicant shall provide evidence to the Borough Councils Environmental Health Officer that the work has been carried out prior to occupation.

27. Within one month of the commencement of the development in consultation with the Borough Councils Environmental Health Officer taking, a method for maintaining acceptable internal temperature during the summer months by additional ventilation or other acceptable method, whilst maintaining the target internal night-time noise levels referred to in the Cundall Acoustics Report 1005328 revision RO, shall be submitted to and approved in writing by the Borough Councils Planning Authority. The development shall be implemented in accordance with the approved details and thereafter maintained. The applicant shall provide evidence that the work has been carried out prior to occupation the building.

28. The method approved in condition 27 above shall be incorporated in the building prior to first occupation and retained thereafter. The applicant shall provide evidence to the Borough Councils Environmental Health Officer that the work has been carried out prior to occupation the building(s).

Reason 26, 27 and 28: In order to secure the satisfactory development of the application site and accord with saved policy E20 of the Northampton Local Plan and PPS1.

29. No sound reproduction or amplification equipment (mechanical or electrical) shall be installed on or used in any part of the building for external use.

Reason: In order to secure the satisfactory development of the application site and safeguard the amenities of occupiers of dwellings in the vicinity in accordance with saved policy E20 of the Northampton Local Plan and PPS1.

30. Within 5 months of the development hereby permitted commencing, full details of the all external signage , involving the design, size appearance shall submitted to and approved in writing by the Borough Councils Planning Authority. The approved details signs shall thereafter be erected before the development hereby permitted is brought into use and thereafter no other signage shall be displayed other than those expressly authorised by this permission.

Reason: In order to secure the satisfactory development of the application site and safeguard the amenities of occupiers of dwellings in the vicinity in accordance with saved policy E20 of the Northampton Local Plan and PPS1

31. Prior to the occupation of the building the subject of this consent, the building shall be provided with acoustic glazing and passive acoustic ventilation systems in accordance with the Cundall Acoustics Report 1005328 revision RO. The applicant shall provide evidence to the Borough Councils Environmental Health Officer that the work has been carried out prior to occupation.

32. Prior to the premises being occupied a report shall be submitted confirming that the noise level from all plant and equipment installed meets the noise criteria set out in Cundall Acoustics Report 1005328 revision RO.

33. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority.

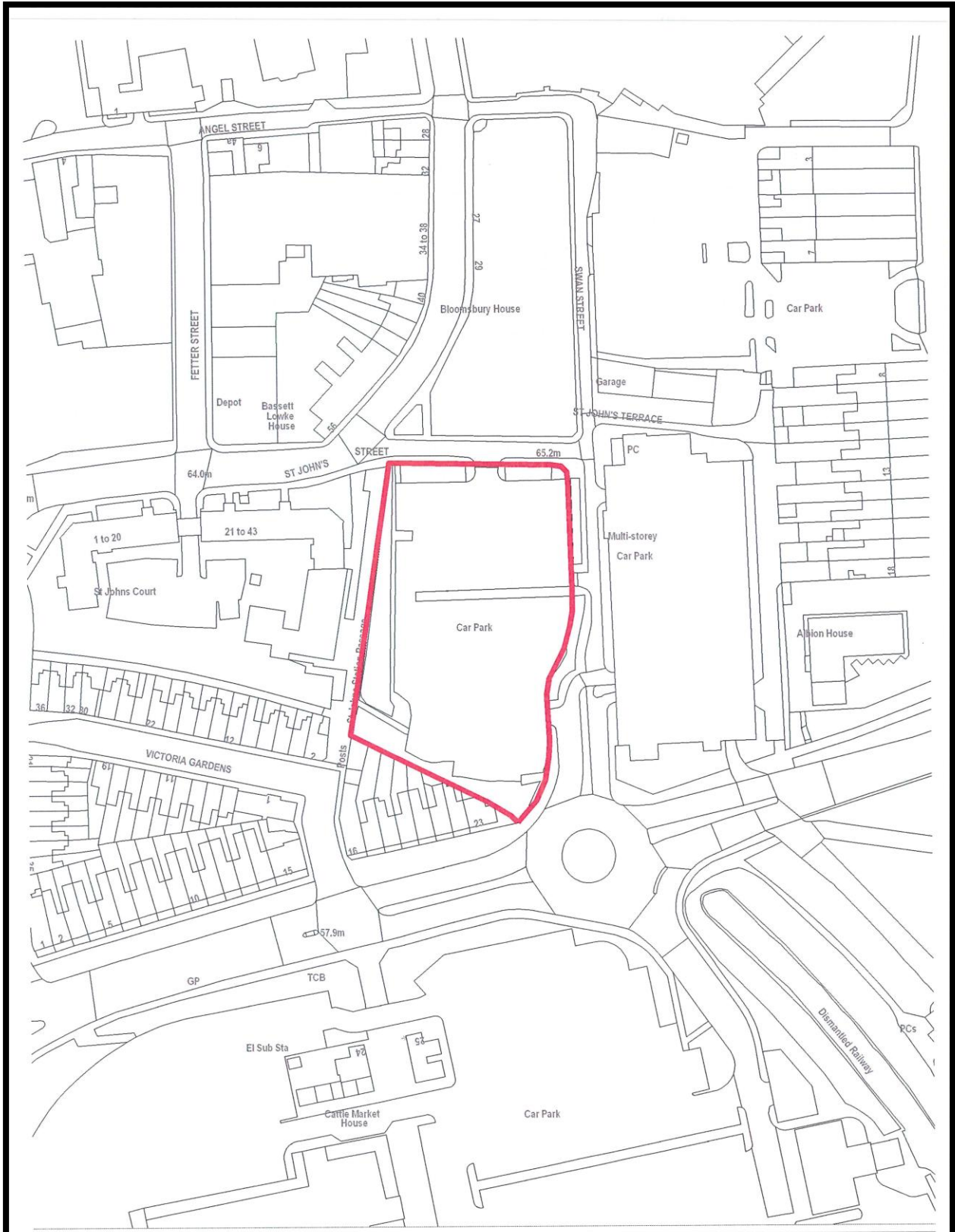
Reasons 31, 32 and 33: In order to secure the satisfactory development of the application site and safeguard the amenities of occupiers of dwellings in the vicinity in accordance with saved policy E20 of the Northampton Local Plan and PPS1.

34 A minimum of 48 secure cycle and 10 motor/moped spaces shall be provided and maintained on site, protected by CCTV coverage at all times.

Reason: In order to secure the satisfactory development of the application site in accordance with in accordance with saved policy E20 of the Northampton Local Plan and PPG13.

35. No development shall take place until such time in consultation with the Environment Agency and Anglian Water a scheme for surface water drainage of the site has been submitted to and a surface water strategy/flood risk assessment approved in writing by the Borough Councils Planning Authority. The scheme shall be implemented in accordance The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding, to improve surface water drainage and protect water quality to ensure future maintenance of these in accordance with PPS25.



Name: SW
 Date: 23rd March 2012
 Scale: 1:1250
 Dept: Planning
 Project: Site Location Plan

Title
St Johns Surface Car Park, St Johns Street

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