



Addendum to Agenda Items

Tuesday 17th December 2013

10. ITEMS FOR DETERMINATION

10a

N/2013/0912

Outline planning permission for redevelopment of the site as a new campus for the University of Northampton, including site clearance and enabling works comprising remediation and re-leveling of the site, demolition of all buildings on the site (except the Grade II listed structures). The proposal includes up to 40,000m² university floorspace (all floorspace is GEA); up to 15,000m² university expansion floorspace; up to 35,000m² commercial (B1) floorspace; up to 3,550m² of retail floorspace (up to 1800m² of A1, up to 150m² of A2, and up to 1600m² A3/A4); up to 1,500 beds of student accommodation; up to 760 car parking spaces for University use; up to 1,100 car parking spaces for commercial / leisure use; a hotel of up to 7,000m² (up to 150 bedrooms); floodlit sports facilities; reuse of listed locomotive shed (520m²) and curtilage listed office building; an energy centre of up to 600m²; a new road bridge and junction on to Bedford Road including reconfiguration of Midsummer Meadow car park; a new pedestrian foot bridge connecting the site to Becket's Park; a new secondary substation (adjacent to existing substation); and retention of the existing access via Nunn Mills Road

Please see the enclosed revised location plan to show the extent of the planning application.

Since the circulation of the report further comments have been received as follows:

- The Wildlife Trust has recommended further conditions are attached, to secure more survey work and to inform a much better mitigation plan to reduce the overall impact of the development in ecological terms.
- The proposal involves the remnants of a power station the northern façade of this structure survives. This structure would be removed to facilitate the new road. Whilst the University has committed to the re-use of any salvageable brickwork in the buildings or landscape features, the County Archaeologist and NBC's Heritage advise a condition be attached to observe and record of this existing façade prior to its demolition.

- Sport England has written to draw attention to the potential impact of the University proposed relocation to the town centre. Sport England recognise that the proposed development does not directly impact on existing playing fields at the proposed site, however they point out that the redevelopment of Park Campus would result in the loss of sporting facilities. In essence Sport England is concerned that insufficient evidence has been provided by the applicant to demonstrate how the existing facilities will be replaced. A sports impact statement has been requested.

Officer's comment: In response to Sport England's concerns the University Advisors have written to address matters relating to the loss of playing fields at Park Campus; the ability of the University to meet its sporting needs and the quality of its sporting provision. This information was submitted to Sport England and no further representations have been made. The University is to continue its dialogue with Sport England as the proposals for their existing campuses are brought forward.

- The Environment Agency has requested Condition 15 on the committee report be revised. Officer agrees to this suggestion and the Condition is amended below.
- Correspondence has been received the River Nene Regional Park Project Officer who supports the principle of the development and points out that the site provides an opportunity to showcase best practice in a sustainable way.
- A letter has been received on the 13 December from the occupier of 9 Pindar Rise, Thorplands Brook who primarily comments on the lack of car parking for students and the lack of cycle storage and the implications arising from this. Parking facilities should be provided for mature students and for people for disabilities.

Officer's comment: The matters raised would be addressed through a green travel plan and other related planning conditions.

- Following the publication of the planning officers report the Highway Authority have subsequently submitted their formal response to the planning application. The assumptions and analysis contained within the revised TA are agreed, and the impacts of the development on the local highway and transportation network are acceptable to the Highway Authority.

Officer's Comments: Conditions are recommended relating to green travel plans, the monitoring of the impact of parking on surrounding neighborhood and the provision of a construction management plan. These issues are addressed in the main report. Other highway matters are to be addressed through informatives.

However the Highway Authority is requesting the University to contribute [£956,139](#) towards the

following works.

- Inner ring road junctions;
- Green transport corridor (old railway line);
- Pedestrian/cycle crossing of green transport corridor ;
- Bus shelter maintenance contribution (2 x re-located stops of Bedford Road);

The University has been aware of the late representation from the Highway Authority and they have written in response to the Borough Council.

The applicants consider that the contribution requested by the County Council is neither necessary nor proportionate.

The applicant has submitted a financial appraisal. This viability assessment highlights that any additional financial demands could jeopardise the development and render it unviable. This has been independently considered and confirmed. The NPPF specifically prevents Councils from seeking contributions that would render the development unviable.

The University is prepared to consider a contribution to sustainable transport improvements on a 'without prejudice' basis of a maximum of £175,000.

It should be noted also that the Council has very high design standards and expectations for the material treatment of the road and public realm, as well as landscaping, which all have cost implications. There has also been a requirement to safeguard a route through to the adjacent development controlled by the HCA, (Ransome Road). Furthermore the applicants need to create two new road accesses and junctions (including a significant junction on the Bedford Road) and the need to construct new road and pedestrian bridges.

In these circumstances Committee is advised to accept the applicant's offer of £175,000. This is considered to be reasonable and proportionate and relevant to the current proposal.

- The Highways Agency has provided an update confirming that their position remains one of no objection in principle to the application, subject to the MoU being amended. Once all parties have confirmed that they support the amendment, the current holding direction can be lifted.
- The University has written to the Council asking for an amendment to Condition 1.

Officer's Comment: There are no objections to this and it is advised that the condition is

amended accordingly as set out above. This will enable the applicant to prepare the site works.

Amended Condition 1:

Approval of the details of the appearance, layout, scale and landscaping of the site (hereinafter called the reserved matters) shall be obtained from the Local Planning Authority before any development begins (other than site preparation, clearance or remediation) and the development shall be carried as approved.

Reason: This permission is in outline form only granted under Article 4 (1) of the Town and Country Planning Development Management Procedure) Order 2010.

Amended Condition 15:

Within six months of the commencement of development hereby permitted, a scheme for Hardington Dyke improvements shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include channel improvements for Water Framework Directive (WFD) enhancements. Provision for maintenance access shall be factored into the design. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme.

Reason: As per original report.

Additional Conditions:

- 34.** At the earliest possible seasonal survey window, a Great Crested Newt survey shall be carried out by a suitably experienced ecological consultancy in accordance with the advice set out within their ecological submissions and a report of their findings shall be submitted to and approved in writing by the Local Planning Authority. The report will include, where the presence of Great Crested Newts are established, appropriate measures (including mitigation measures) to safeguard the protected species. Such measures shall be carried out in accordance with a programme to be incorporated in the report and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved scheme and thereafter maintained.
- 35.** At the earliest possible seasonal survey window, an additional ecological invertebrate survey shall be carried out by a suitably experienced ecological consultancy and a report of the findings be prepared and submitted to and approved in writing by the Local Planning Authority. The extent, site area and scope of the invertebrate survey shall be agreed in advance with the Local Planning Authority. The survey report shall be accompanied by a strategy, which shall provide full details of timing, measures for mitigation and enhancement and the development shall be implemented in accordance with the approved details.
- 36.** A habitat/nature conservation management plan (or similar) prepared by a suitably experienced ecologist which shall have the primary aim of ensuring that development complements and enhances the development site to ensure that there will be no adverse effect upon species and habitats listed under Section 41 of the Natural

Environment and Rural Communities Act (2006) shall be submitted to and approved in writing by the Local Planning Authority within four months of the commencement of the development hereby permitted. The plan shall include:

- Description and evaluation of the features to be managed;
- Ecological trends and constraints on site that may influence management;
- Aims and objectives of management;
- Appropriate management options for achieving aims and objectives;
- Prescriptions for management actions;
- Preparation of a work schedule (including a 5 yr project register, an annual work plan and the means by which the plan will be rolled forward annually);
- Monitoring and remedial / contingencies measures triggered by monitoring.

Reason: In the interests of biodiversity to accord with the National Planning Policy Framework.

37. Before the development hereby permitted is commenced a written scheme of investigation for archaeological observation and brief for the recording (including photographs) of the remnants of the former power station shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: The site is of architectural and historical significance and it is important that remains are observed and recorded during the development and to accord with Policy 1 of the central Area Action Plan and accord with the aims of the National Planning Policy Framework.