



PLANNING COMMITTEE: 11th February 2014

DIRECTORATE: Regeneration, Enterprise and Planning

HEAD OF PLANNING: Susan Bridge

REPORT TITLE: Update on matters pertaining to Outline Planning Application N/2013/0912 (New university campus and commercial developments) at Avon/Nunn Mills, Nunn Mills Road

1. RECOMMENDATION

1.1 That the additional consultation responses are noted and that members agree to an additional condition requiring a foul water management strategy.

2. BACKGROUND

2.1 An outline application for the redevelopment of the Avon and Nunn Mills site for a new university campus, commercial facilities, a hotel, sports facilities and various works pertaining to vehicular and pedestrian movement was approved in principle at December's committee meeting. The precise description of the development and its scale is discussed in paragraphs 2.8 – 2.30 of the Committee report presented at that meeting.

2.2 By reason of the limited time that has elapsed since December's meeting, it is not necessary to reconsider the merits of the proposal as there has been no change in material considerations.

3. UPDATE

3.1 The committee report and addendum reported a variety of consultation responses and by way of mitigation, recommended a number of conditions. Since the meeting it has transpired that the observations from Anglian Water, Construction Futures and the Northampton branch of the Inland Waterways Association were not included in the report.

- 3.2 Anglian Water had no objections to the proposed development, but recommended that in the event that the application was approved, it is subject to conditions requiring the submission to the LPA of strategies for managing foul and surface water. Whilst the list of conditions reported to Committee included one addressing the matter of surface water, a similar condition seeking the management of foul water was omitted. Therefore the agreement of members is requested to include the following condition in the formal decision notice:

“A foul water strategy shall be submitted to and approved in writing by the Local Planning Authority simultaneously with the submission and approval of the first Reserved Matters application. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first use of the development hereby permitted and retained thereafter.”

Reason: To prevent environmental and amenity problems arising from flooding in accordance with the National Planning Policy Framework.”

- 3.3 Construction Futures requested Section 106 obligations for the funding and provision of training places; however, as discussed in the addendum, the scheme is marginal in viability terms. Officers have therefore concluded that that any available funds should be directed towards sustainable transport measures as agreed at the December committee meeting. Notwithstanding this, it is recommended that the University be requested to provide training and apprentice opportunities on the site through its approved contractors.
- 3.4 The representations from the Inland Waterways Association state that the organisation has no objections in principle to the development but comment upon the suitability of the bridges height; comment upon the layout; and enquire whether car parking could be made available for users of the marina.
- 3.5 The height of the bridges has been designed to ensure that there is sufficient clearance for water vessels and has been the subject of consultation with appropriate bodies, such as the Environment Agency. As this is an outline application, the layout of the development has been reserved for future consideration; however, it is considered that the combination of social facilities, academic buildings and commercial offices (including the existing Avon building) would attract a large and diverse number of people to use the riverside and has the potential to create a high quality and distinctive design. It would not be possible to secure the site's car parking for other uses beyond that proposed in the application. Furthermore, the parking requirements for the marina would have been considered at the time that that development gained planning permission.

4. CONCLUSION

- 4.1 The additional consultation responses do not affect the principle of the proposed development; however, their content should be noted. Accordingly, it is recommended that an additional condition relating to foul water drainage be included within the decision.

5. BACKGROUND PAPERS

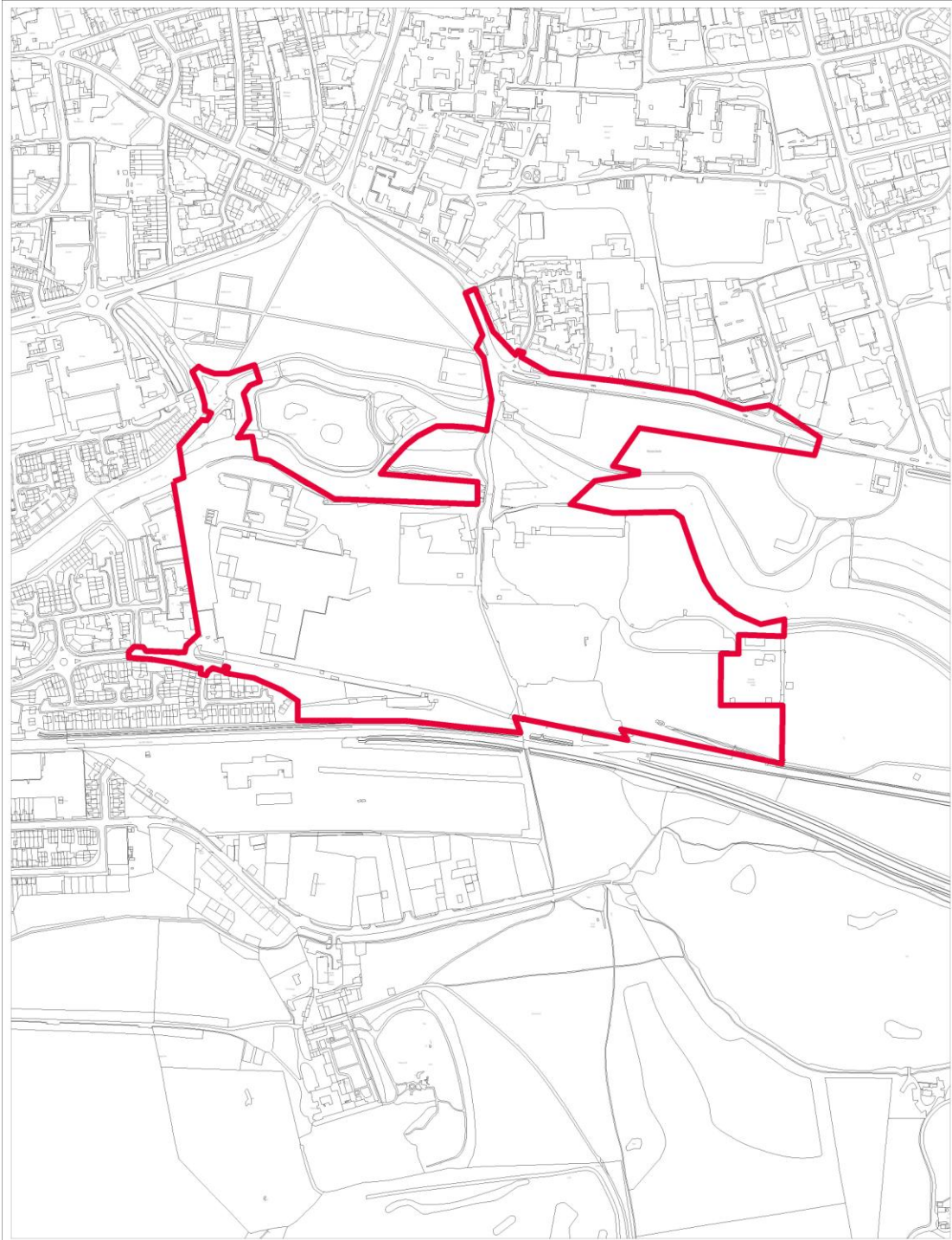
- 5.1 N/2013/0912; Item 10b from the agenda of the Committee meeting held on the 17th December 2013 and the associated addendum.

6. LEGAL IMPLICATIONS

- 6.1 None

7. SUMMARY AND LINKS TO CORPORATE PLAN

- 7.1 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.



Name: Planning
Date: 17th December 2013
Scale: NTS
Dept: Planning
Project: Committee

Title

Land for redevelopment, Nunn Mills Road

Produced from the 2011 Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100019655