



**NORTHAMPTON
BOROUGH COUNCIL**

Name of Group	CABINET
Directorate:	Governance and Resources
Corporate Director:	Ian Thompson
Date:	5 March 2007

Report Title	Kingsthorpe Recreational Ground and Kingsthorpe Middle School
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Key Decision	YES
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1. Recommendations

That further detailed discussions are authorised to take place with Northamptonshire County Council in respect of their proposed redevelopment plans for Kingsthorpe Middle School and in particular the possible inclusion in a joint scheme of adjacent Borough owned land, presently forming part of Kingsthorpe Recreational Ground. Such discussions would take into full account the proper recreational needs of the existing population and those of additional residents arising from any proposed development scheme.

2. Summary

- 1) Northamptonshire County Council (NCC) has made a planning application to re-develop Kingsthorpe Middle School for residential use when the school closes later this year.
- 2) NCC have approached this Council asking if we are prepared to negotiate terms for a further access be granted to the school site, over NBC land, to allow a larger overall scheme to be produced.

- 3) It has been recognised that there may be the opportunity for a capital income to be generated for the NBC by negotiating with the NCC.
- 4) Permission is requested to allow further negotiations with NCC to produce a scheme that will benefit both Councils. Any provisional heads of terms would be brought to a future Cabinet for approval and authority would need to be similarly sought at that time to advertise the proposed disposal of any public open space.

3. Report Background

- 1) Kingsthorpe Middle School is scheduled to close in August 2007 and NCC has made a planning application to re-develop the land for housing (the area shown shaded pink on attached plan and amounting to 13.4 acres). If a further access can be provided over part of the Kingsthorpe Recreational Ground (shown edged blue on attached plan) the school site could be developed more intensively and this could also facilitate development of some of the Borough Council's land edged blue for residential development. Early indications are that if this Council agrees to co-operate with NCC to facilitate a more comprehensive development, it could result in a considerable financial advantage to both Councils.
- 2) Informal discussions have already taken place with the NCC's Major Development Engineer regarding access arrangements, with the Borough Council's Street Care and Environmental Manager as regards the impact upon recreational space in the locality and with the Council's Planning Department.
- 3) NCC is seeking planning permission to erect 140 residential units on their site, whilst served by the existing accesses. This could potentially rise up to maximum of 240 units if a further access could be provided. Informal consultations indicate that the only appropriate additional access that could be created would be across part of the Kingsthorpe Recreation Ground.
- 4) If a new road were to be constructed across part of the Recreation Ground one football pitch and some contiguous open space would be lost. However, NCC has indicated that part of their school site could be made available as part of an overall scheme to allow for replacement recreational space. Clearly the location, standard, access to and timing of the construction of any replacement facilities would have to be resolved satisfactorily – to permit continuity of use and to reflect the additional population of the area following the scheme.

- 5) It is requested that Cabinet allow further negotiations with NCC to produce a scheme that will benefit both Councils. Full details of any provisional terms would be reported to Cabinet prior to any final agreement being made.

4. Options and Evaluation of Options

a) NBC can choose not to participate in the scheme as a landowner and limit the scope of the proposed development. This would mean that the Borough would not benefit financially from any development scheme.

b) NBC can participate in a larger scheme of development and thereby produce a capital receipt for the Borough and influence (as a landowner) the nature of the recreational space provided as part of an overall scheme.

5. Resource Implications (including Financial Implications)

An agreement regarding development of some Borough land could produce a sizeable capital receipt for the Borough without the net loss of any recreational facility currently available for the community.

6. Risk and Opportunity Issues

N/A

7. Consultees (Internal and External)

Internal	NCC's Major Development Engineer
External	Street Care and Environmental Manager Planning Officers, Ward Councillors

8. Compliance Issues

A: How Proposals Deliver Priority Outcomes

Recovery Plan
N/A
Corporate Plan

B: Other Implications

Other Strategies

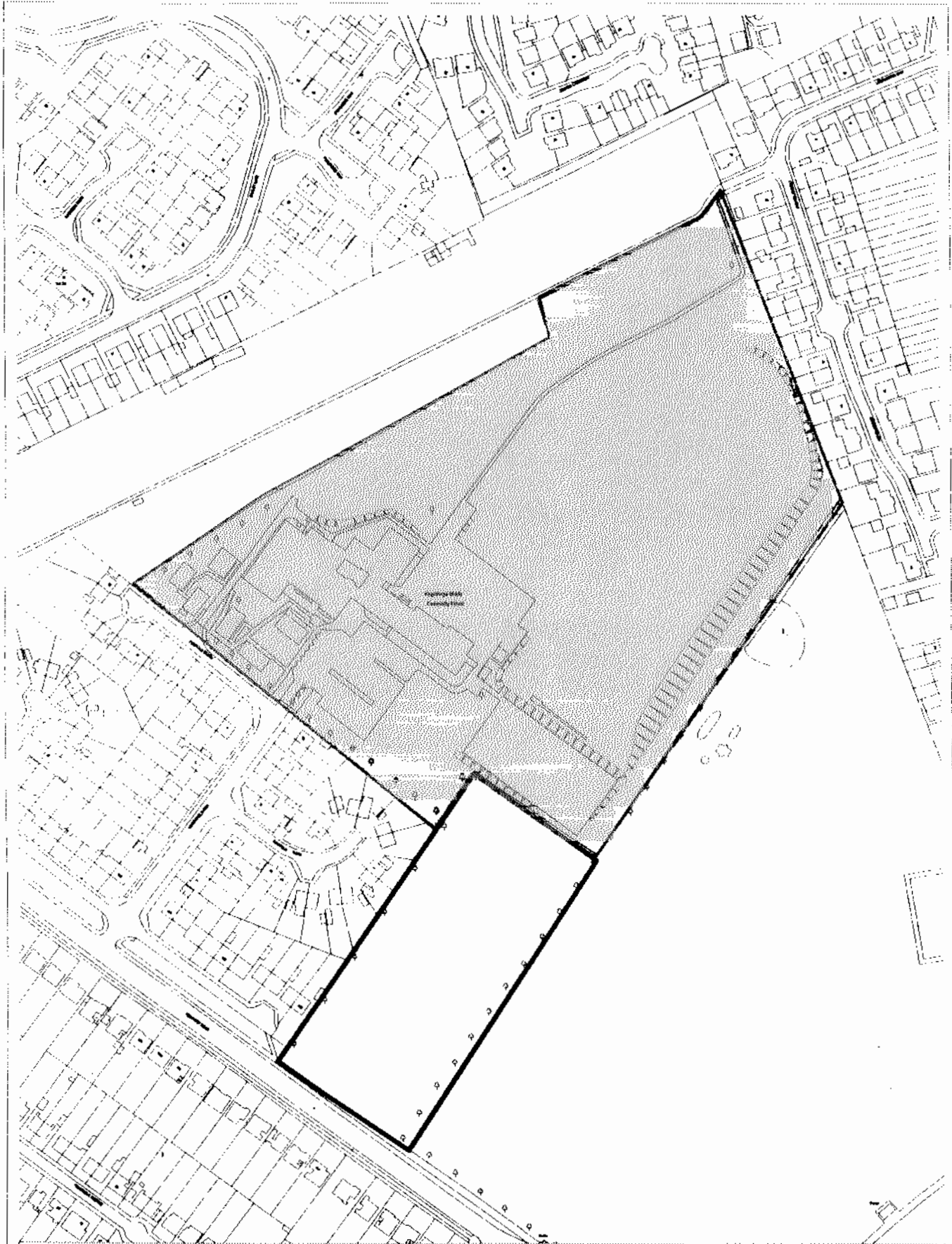
Finance Comments

Legal Comments

9. Background Papers

Title	Description	Source

[Report Author Richard Lewis, Valuer, Extension 8026]



Title: The Kingsthorpe Project

DWG No.

**ESTATES & ASSET
MANAGEMENT**

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Directorate of Governance & Resources

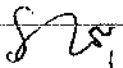
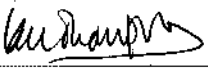
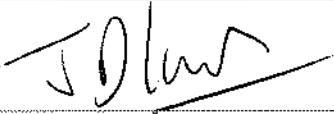
Northampton Borough Council

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