

Mike Burgess

From: Hartley, Amy (UK - London) <[REDACTED]>
Sent: 13 November 2017 16:19
To: Planning Policy
Subject: Local Plan Part2 Sites Consultation - Representations
Attachments: LocalPlanPart2_SitesConsultation_Reps_Final_Submitted_13.11.pdf

Follow Up Flag: Follow up
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Dear Sir / Madam,

On behalf of our client, Northampton Shopping Centre Limited Partnership (NSCLP), please find attached representations to the Northampton Local Plan (Part 2) Sites Consultation.

I would be grateful if you could confirm receipt of this email.

Kind regards,

Amy

Amy Hartley

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Planning Policy
Re: Northampton Local Plan (Part 2) Sites Consultation Paper
Regeneration, Enterprise & Planning Directorate
Northampton Borough Council
The Guildhall
St Giles Square
Northampton

[REDACTED]: by email only

13 November 2017

Dear Sir / Madam

Consultation on Northampton Local Plan (Part 2) Sites Consultation

On behalf of our client, Northampton Shopping Centre Limited Partnership (NSCLP), we are writing to respond to the Northampton Local Plan (Part 2) Sites Consultation (herein referred to as "the Plan") which closes on 13 November 2017.

Background to Representation

NSCLP owns the Grosvenor Shopping Centre, Belgrave House and the East Island Site in Northampton. As a major investor in Northampton, they have an interest in the formulation of local planning policy. This letter of representations follows on from our response to the Local Plan Part 2 Issues and Options, the Partial Review of the Central Area Action Plan and Call for Sites consultation in June 2016. NSCLP welcome the opportunity to engage further with Northampton Borough Council. Our response to the consultation is set out below.

Response

As part of the Call for Sites Consultation in 2016, NSCLP put forward two sites for consideration for potential redevelopment. This includes Belgrave House (reference LAA1022) and the East Island Site (reference LAA1023).

In summary, NSCLP support the inclusion of the above two sites within the Plan. However, the following comments seek clarification on the emerging allocations and flexibility to allow for futureproofing.

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Belgrave House:

Belgrave House has been put forward as a site for further consideration within the Plan. The Plan sets out the proposed land use is residential. Representations submitted in June 2016 on behalf of NSCLP set out that the site should be considered for student accommodation and / or conversion to residential. Only the conversion to residential has been put forward in the latest draft of the Plan. A planning application has since been submitted for the change of use of Belgrave House to student accommodation which is currently pending determination. It is therefore considered that both uses should be included within the emerging allocation.

East Island Site:

NSCLP support the inclusion of the East Island site within the Plan. It is important to note, however, that the Plan identifies the site for residential. The submission of the site for inclusion by NSCLP put forward the site for mixed use (residential / student housing with potential commercial use on the ground floor).

We continue to re-iterate that the site should be put forward for mixed use.

Overall, it is requested that the uses are broad enough to ensure flexibility and future proofing for both sites.

Housing Yield:

It is currently not clear how the yield has been calculated, and it is noted that the yield for both sites is currently low, therefore further details are requested.

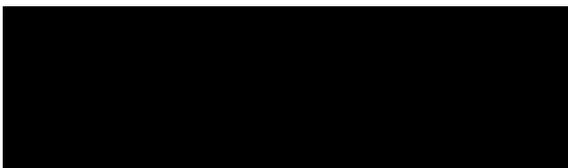
Summary

NSCLP is pleased to have the opportunity to comment on the emerging Northampton Local Plan (Part 2) Sites Consultation.

We trust that the above comments will be considered in the next stage of the Northampton Local Plan (Part 2). Please do not hesitate to contact me or my colleague Amy Hartley ([REDACTED] / [REDACTED]) if you would like to discuss any of the points raised in this letter or would like any further clarification.

I would be grateful if you would kindly acknowledge receipt of this letter and acceptance of our representations.

Yours faithfully



Mark Underwood
Deloitte LLP