



**Central Area Action Plan
Examination 2012**

**Statement on Behalf of University of Northampton
10th August 2012**

The University of Northampton's facilities are currently located on Park and Avenue Campuses to the North of the Town Centre. The University is considering relocating to Waterside (also known as Avon / Nunn Mills site) in the town centre. The driver behind the relocation is to provide the University with state of the art facilities and to create a better relationship with the town centre. This will enable it to compete with other Universities and will generate economic benefits from its linkage with the town centre.

A town centre location is a more appropriate and sustainable location for a University campus.

The site is within the Waterside Enterprise Zone, which has been designated with the objective of focusing business growth in this area. As set out below it is considered that the University's intentions support this objective.

The Central Area Action Plan which is the subject of this Examination in Public currently identifies the site as capable of accommodating up to 1,250 homes. Northampton Borough Council's 5 year housing supply document (which has been prepared in support of the Joint Core Strategy) refers to the delivery of 950 homes on the site up to 2016.

The purpose of this statement is to clarify the University's aims and how this fits in with the Council's policy framework for the site. The proposal essentially amounts to the relocation of the University's campus to Waterside. It is also envisaged that there could be some standalone commercial floorspace (subject to market demand), which could potentially have linkages to the University. The objective is to co-locate businesses alongside the University to provide opportunities for synergy between the two and create linkages with the town centre.

The development could comprise the following:

- Up to 63,000 sq. m of academic floorspace
- Up to 1500 beds of student accommodation (in addition to St. Johns)
- Up to 20,000 sqm of commercial floorspace with the potential to include a hotel
- Potential for some Leisure facilities

The University's intention is for the vacated Park Campus to be redeveloped for housing. This will help to fill the housing shortfall arising from the loss of housing supply at Waterside and enable the Council to deliver its targets. It is envisaged that Park Campus (subject to masterplanning and constraints) could deliver in the region of 800 homes (in a combination of houses and flats).

At this stage the future of Avenue Campus is not known and it is anticipated that the Art faculty will remain there in the short to medium term. If the University leaves this site, in the longer term it is likely to be suitable for redevelopment for housing.

The Avon / Nunn Mills site is currently the subject of a Compulsory Purchase Order and the University has submitted a pre-qualification questionnaire (PQQ) to the West Northampton Development Corporation (WNDC). This PQQ proposes to use the site in line with the above and responds to WNDC's request for intentions in respect of the site.