NORTHAMPTON
CENTRAL AREA ACTION PLAN

SITUATION UPDATE

Regeneration and Development Service Northampton BC

August 2012
Situation Update, Statement in Support of the capital projects proposed in the CAAP.

This document has been produced to advise the Inspector of the joint working arrangements within Northampton Borough in seeking to identify and deliver key investment sites within the Central Area Action Plan.

Joint Working

The Council’s Regeneration and Development Service manages and delivers the Council’s Capital Programme, maintaining the Council’s assets, providing a strategic economic development and regeneration role, which includes partnership working across the South East Midlands.

The service is also responsible for the delivery of major regeneration and development projects including the Northampton Waterside Enterprise Zone. In addition it also provides commercial property advice to the whole of the Council and manages a programme of asset disposals as well as the Council’s revenue income from property assets.

Regeneration and Development have been central to the development of the aspirations of the AAP. At the start of the process the service area identified the potential for key regeneration opportunities across the town, to inform the Council’s economic regeneration strategy in advance of drafting a formal policy document for the Central Area.

Project Examples

Grosvenor Centre.
Work to date has resulted in:

- Secured, by negotiation, a Development Partner
- Signed Development Agreement in November 2009
- Secured agreement with Stagecoach to provide for future vacant possession of Greyfriars bus station
- Secured significant funding stream (both externally and internally) towards the project
- Secured, in partnership, planning permission for the new bus interchange at the Fish Market. A preferred contractor has been appointed to commence construction by end of 2012
St Johns

Work to date has resulted in:

- In the process of delivering with Northampton University a new student facility of 465 units, to be completed by end of 2013.
- Working in partnership negotiated a relocation of the Arts Collective within the St Johns area
- Supporting the theatre to construct a new cinema at St Johns
- Currently negotiating with a national hotel group to provide a hotel at St Johns

The progression of these key projects has been assisted over time by a formal approach to meetings with stakeholders, which includes representatives from both service areas, as appropriate.

Added Value

Further to the above it is considered that the input from Regeneration and Development can be seen to add additional skills and expertise to policy development, providing credence to the CAAP in a number of areas. In particular providing:

- Access to dedicated funding officers
- Meeting investors and developers to help bring forward delivery
- Additional resource commitment to achieving the Council’s delivery of key projects such as the Grosvenor Centre and Bus Interchange
- Promotion and bidding opportunities, particularly in respect of the Enterprise Zone
- Informing on site deliverability and ensuring a robust approach to site identification
Signed:

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