

**COMMITTEE:** DEVELOPMENT CONTROL

**DATE:** 23<sup>RD</sup> APRIL 2008

**SUBJECT:** SITE R1 NAPIER PARK, KIMPTON ROAD.  
PROVISION OF NEW ACCESS ROAD (AMENDED LOCATION)  
(APPLICANT: SOUTHSIDE AND CITY DEVELOPMENTS LTD)  
(APPLICATION NO: 08/00118/FUL)

**REPORT BY:** DEVELOPMENT CONTROL MANAGER

**CONTACT OFFICER:** BEN HUSKINSON 546317

**IMPLICATIONS:**

LEGAL	<input type="checkbox"/>	COMMUNITY SAFETY	<input type="checkbox"/>
EQUALITIES	<input type="checkbox"/>	ENVIRONMENT	<input type="checkbox"/>
FINANCIAL	<input type="checkbox"/>	CONSULTATIONS	<input type="checkbox"/>
STAFFING	<input type="checkbox"/>	OTHER	<input type="checkbox"/>

**WARDS AFFECTED:** CRAWLEY

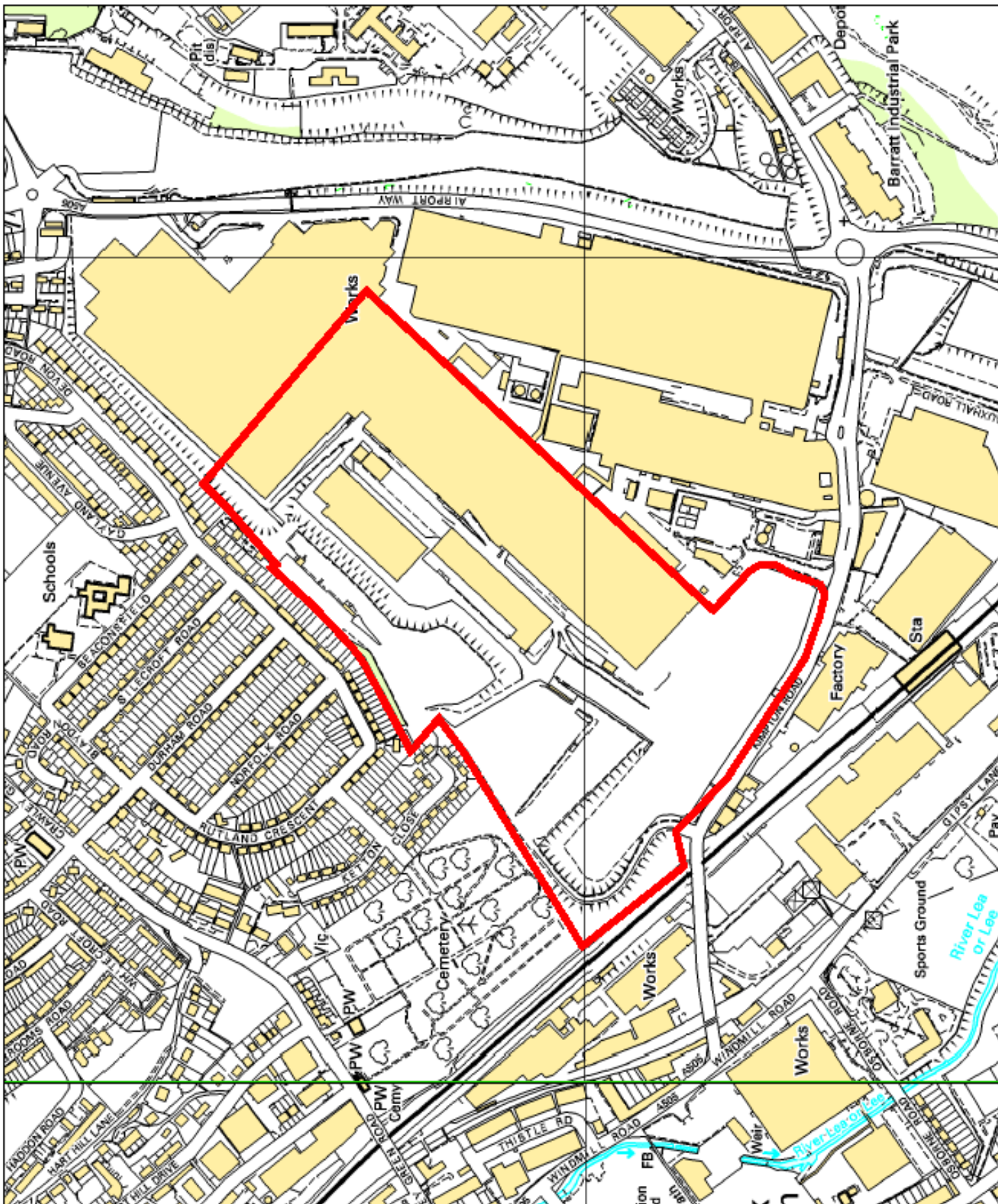
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**PURPOSE**

1. To advise members of a proposed amendment to the approved outline scheme and to seek their decision.

**RECOMMENDATION(S)**

2. Development Control Committee is recommended to grant planning permission for the realignment of the principal access road as shown on the submitted plans.



## **BACKGROUND**

3. Outline permission was granted in 2006 for the redevelopment of the Napier Park, Kimpton Road site, for a mixed use development comprising residential, commercial, retail, casino, hotel and conference facilities, airport related car parking together with detailed permission for the necessary infrastructure to support the development. This application seeks alterations to the principal access road off Kimpton Road and amendments to the alignment of the internal road network.

## **REPORT**

4. Following a comprehensive review of the approved scheme, a number of changes to the infrastructure elements are proposed. A separate application for a new Development Framework Plan and Landscape Framework Plan which reflect the infrastructure revisions has been submitted and is the subject of a separate report elsewhere in this agenda.

5. It is proposed to relocate the principal access to the site off Kimpton Road approximately 40 metres to the east. The purpose is to improve the parcels of the masterplan layout by working more closely with the existing topography to provide more developable sites and reduce the need for excessive excavation. Included in the alterations are amendments to the alignment of the internal road network.

6. Changes in the commercial requirements for office development and the topographical constraints of the site precluding the use of the spine road have led to a proposed second access off Kimpton Road located at the eastern end of the site. This will be used to provide access to undercroft car parks associated with commercial buildings on the future development plots at that end of the site.

## **Consultation Responses**

7. Highway Development Manager: There are no objections to the amended location of the access road, but the detailed design has not been fully agreed. It will be subject to agreement as part of the Section 278/38 process. Any grant of planning permission should therefore only relate to location and not include approval of materials, etc.

8. Environment Agency: Provided that the revision to the road layout does not compromise the existing management of land contamination, there are no objections.

9. 8 local occupiers were notified of the application and no representations were received.

## **CONCLUSIONS**

10. There are no highway objections and therefore it is recommended that planning permission be granted for the proposed amendments to the alignment of the access road. In that regard, Members are advised that the conditions attached to the original outline permission will still have full effect in respect of requiring the submission of full details in relation to all matters reserved for future approval by that permission.

**LIST OF BACKGROUND PAPERS**  
**LOCAL GOVERNMENT ACT 1972, SECTION 100D**

- 11 Luton Local Plan 2001 - 2011
- 12 File No 08/00118/FUL