



SUPPLEMENTARY INFORMATION

Strategic Planning Committee

Tuesday 9 January 2024

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West Northamptonshire Council

Addendum to Agenda Items Strategic Planning Committee 9 January 2024

APPLICATIONS FOR DETERMINATION

Agenda Item: 4
Application Reference: 2023/5463/MAF
Case Officer: Andrew Longbottom

Address: Mercedes Benz Grand Prix, Lauda Drive, Brackley.

Notes: Update

The committee report should state that part of the site also falls within the Middleton Cheney Ward.

A further representation has been received which objects to the development on the following grounds

- The peak flows of traffic to the application site will coincide with the peak flows of traffic to the other businesses and will result in blocking and the hindering of journeys.
- The number of movements to and from the application site have been underestimated.
- The Car Park Management Plan should include a 24 hour contact phone number for Mercedes in case of problems.
- There needs to be a dedicated traffic warden to deal with any issues of conflict on St James Road.
- The Car Park Management Plan should be secured through a legal agreement.
- There should be a condition limiting the number of employees on the application site.
- There has not be any consideration of the existing conditions on James Road and it is not clear when or how often WNC Officers visited the site.
- Traffic flows are not yet back to normal on St James Road following covid.
- HGV's often make deliveries along St James Road which can block the road and manoeuvre using the turning head and this has not been assessed.

- The intension of the double yellow lines is not clear.
- There should not be double yellow lines on St James Road as local businesses rely upon on street parking and would have an adverse impact on the businesses along St James Road.
- There are a number of vacant business units on St James Road and the impacts of when they are in use need to be taken into consideration.
- Any Traffic Regulation Order needs to be in place before any works are carried out.
- There is a lack of information on the amount of HGV trips the development will generate on St James Road.
- There needs to be appropriate signage for HGV's.
- The Local Labour Market Strategy needs to be implemented.

If members are minded to approve the application then the following mitigation measures need to be incorporated

- There should be yellow boxes to prevent Mercedes traffic from blocking delivery areas.
- The number of traffic movements entering the site need to be monitored.
- The gatehouse barrier needs to be open and no vehicles should be stopped at peak hours.
- A planning condition should be required to ensure that traffic is only released from the site onto St James Road at a frequency to ensure there is no queuing along St James Road.
- A planning condition should be required to state the gate must be closed at all times and only allow HGV's to exit outside of the am and pm peak hours.
- A planning condition should be included which states that no Mercedes employee can enter or leave the site via St James Road outside of the agreed hours.
- Mercedes should provide a dedicated traffic warden who is present when the gate is open to address any issues of conflict and should be in direct contact with the gatehouse.
- The proposed monitoring of the Car Park Management Plan should be extended to cover St James Road and the monitoring should be more frequent.
- There needs to be a monitoring mechanism in place to assess the overall impact of the new access arrangements on St James Road once the development is operational and additional measures secured within three months.
- Mercedes need to consult the local business on the proposed Construction Method Statement.
- Condition 26 needs to make reference to St James Road.
- A condition is needed to limit the number of employees on the site to 1900.
- Additional signage is needed to ensure Mercedes Traffic uses the correct roads.

- The car park management plan needs to be secured through a legal agreement and not a planning condition.
- The wording of condition 40 needs to be reviewed to ensure the Car Park Management Plan is fit for purpose.
- There should be a financial contribution for the Local Labour Market Strategy.

Having reviewed the comments there is an error in paragraph 8.30 and the last two words of the paragraph should be deleted.

With regard to the highway impacts Officers are content that these have been properly assessed and the proposed conditions and S106 agreement are sufficient to address any impacts of the proposed development and monitor the situation.

There is also no evidence to suggest that a permanent Traffic Warden needs to be employed to ensure the proposed traffic flows on St James Road do not cause unacceptable traffic conflicts.

With regard to the Local Labour Market Strategy, this is secured by condition 14 hence no financial contribution from the developers is necessary.

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West Northamptonshire Council

Strategic Planning Committee

9 January 2024

List of Public Speakers

Page No.	Application	Name	For/Against
5 - 62	Agenda Item 4 2023/5463/MAF	Simon Wheeler Nick Pinney	Objector Objector
	Mercedes Benz Grand Prix, Lauda Drive, Brackley, Northamptonshire, NN13 7BD Brackley Ward	Ian Smith, Mercedes, Applicant	In support

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