

**Addendum to the report to the Strategic Planning Committee
for 13 December 2021**

Application Number: S/2020/1644/EIA

Location: Land to the east of Tiffield Road and to the north west of the A43
Towcester

Proposal: Hybrid planning application comprising: Outline application with all matters reserved for an employment park comprising B1a, B1b, B1c, B2 and/or B8 uses, including ancillary offices (B1a), Sui Generis (selling and/or displaying motor vehicles, showrooms and petrol filling station), and/or A1 and A3 uses, service yards and HGV parking, plant, vehicular and cycle parking, earthworks and landscaping. Full planning application for a new roundabout access from the A43, internal spine road, substation, lighting infrastructure, engineering operations including foul pumping station, earthworks (including creation of development plot plateaus), pedestrian and cycle infrastructure and strategic landscaping including drainage infrastructure. (Application accompanied by an Environmental Statement)

Applicant: IM Properties PLC

Agent: Turleys

Case Officer: Andrew Longbottom

Ward: Towcester and Roade

Reason for Referral: Major development

Committee Date: 27/01/2022

RECOMMENDATION

To ratify the previous recommendation to Strategic Planning Committee (07.01.21), that being:

TO DELEGATE TO THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION TO GRANT PERMISSION, SUBJECT TO THE FOLLOWING MATTERS BEING SUBMITTED AND CONSIDERED ACCEPTABLE:

- The submission of a revised Sustainability Statement to address the outstanding matters
- The submission of a revised landscaping scheme to address the outstanding matters.

- The submission of a revised Lighting Statement to address the outstanding matters.
- The submission of a revised Framework Travel Plan to address the outstanding matters.
- An addendum to the Transport Assessment to model HGV movements associated with the proposed 70% use of the site area for B8 use.
- The submission of additional plans and information to resolve Highway England's outstanding issues with the design of the roundabout and the proximity of the layby and any further representations they may make in relation to construction traffic.
- Further clarity regarding how 30% of the developable site area will be brought forward for B2 usage.

AND THE COMPLETION OF A PLANNING OBLIGATION UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990, AS SUBSTITUTED BY THE PLANNING AND COMPENSATION ACT 1991, TO SECURE THE ITEMS SET OUT BELOW AND TO DELEGATE TO THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION TO AMEND, ADD AND DELETE THE HEADS OF TERMS AND PLANNING CONDITIONS AS REQUIRED AND THE FINAL DRAFTING OF THE PLANNING CONDITIONS;

HEADS OF TERMS.

- 1) Implementation of the Framework Travel Plan and detailed Travel Plan.
- 2) Enhanced Bus Service Plan and Financial Contribution to support it if necessary.
- 3) £1000 per annum for the funding of the Travel Plan for five years or for the time period of the build out, whichever is longer.
- 4) Provision of a scheme for the of site biodiversity off setting and implementation.
- 5) Payment for the management of the off-site biodiversity offsetting scheme.
- 6) The safeguarding of the land for a new access to the football pitches.
- 7) The reservation of Zone D to deliver smaller units for the local economy unless not needed by the market.
- 8) The delivery of the off-site highway mitigation works on Northampton Road.
- 9) The delivery of the additional traffic calming works for Northampton Road should they be required.
- 10) The delivery of the additional traffic mitigation works for Tiffield and Caldecote should they be required.
- 11) The provision of supporting skills payment (unless a Local Labour Strategy is agreed).
- 12) The payment of a S106 monitoring fee.

The application was reported to the Planning Committee of South Northamptonshire Council on 7 January 2021 and to the West Northamptonshire Council Strategic Planning Committee on 13 December 2021, the reports of which are appended to this report.

At the Strategic Planning Committee on 13 December, the application was considered by the Committee and it was deferred for the following reasons:

- Contradiction to Policy S11 of the LPP2.
- Don't believe we had a proper hearing and not allowed a site visit, not fully appraised of the impacts e.g. Visual landscape assessment.
- Traffic survey contrary to opinion from the applicant of the DHL planning application.

A Member's site visit is to be undertaken to allow Members to have a greater appreciation of the proposed development.

Also since the application was reported to the Committee, a further 29 new representations have been received and they object to the development on the following grounds:

- The development will cause an unacceptable amount of additional traffic through Towcester and the surrounding villages and will cause unacceptable levels of traffic congestion.
- The Tove roundabout at the junction of the A5 and the A43 will not be able to accommodate the additional traffic.
- The development is not in accordance with the Towcester Masterplan.
- The development will not deliver the number of jobs that the application envisages.
- The development would contribute to climate change.
- The development would be damaging to the landscape and would be out of character with the rural location.
- The development will destroy wildlife habitats and lead to the loss of agricultural land.
- The development will have a detrimental impact on air quality.
- The development will result in an increase in light pollution.
- The jobs will not be filled from people from Towcester.
- The proposed buildings are too high.
- The development will lead to noise pollution.
- The development will increase flood risk.
- The Local Plan needs to be re-examined.
- The cumulative impacts of all the Towcester employment allocations need to be examined.
- The site is unsustainable.
- The traffic surveys need to include the impacts on days when the M1 are

closed.

- The lighting of the development will impact on the environment of the Easton Neston Estate and nearby residential properties.
- The development will significantly increase traffic on Northampton Road.
- The new roundabout on the A43 will cause additional noise and air pollution.
- The transport assessment for the development is flawed.
- The development would be detrimental to highway safety.
- The development does not reflect the employment needs of Towcester.
- The development should be for small and medium sized business units.
- The impacts on air quality have not been adequately assessed.
- The development will lead to a loss of agricultural Land.
- The development will lead to impaired access to Tiffield.
- There will be traffic rat running through the villages.
- The traffic impacts are not properly assessed in the Transport Assessment.
- The combined traffic impacts are not properly assessed.
- The Environmental study is flawed as it does not consider the combined effects with the other developments.
- The development leads to the loss of a footpath.
- There are no positive impacts for Tiffield.
- All the studies do not show combined impacts.
- The detrimental impacts on nearby villages have been ignored.
- The development should be determined at the national level.
- The development is not “small and medium sized business development” as required in the local Plan.
- The development is contrary to Objective 9 of the Local Plan.
- The jobs created by the development will be low paid.
- The public transport network cannot support the development.

It is considered that the points raised above have already been addressed in the reports to the Committees.

In relation to the 7 items set out above, further progress has been made on these outstanding matters and are all at an advanced stage. In particular, since the last meeting of the Committee, further progress has been made on the S106 agreement, the planning conditions and the Framework Travel Plan.

For the information of Members, the Council’s Landscape Impact Assessment Consultant will attend the Member’s site visit. and will also attend the Committee meeting to assist the Members in their deliberations, along with the Council’s Independent Highway Consultant.

Following the requested Member’s Site Visit, the application is being returned to the Committee for determination in accordance with the recommendation set out above.
