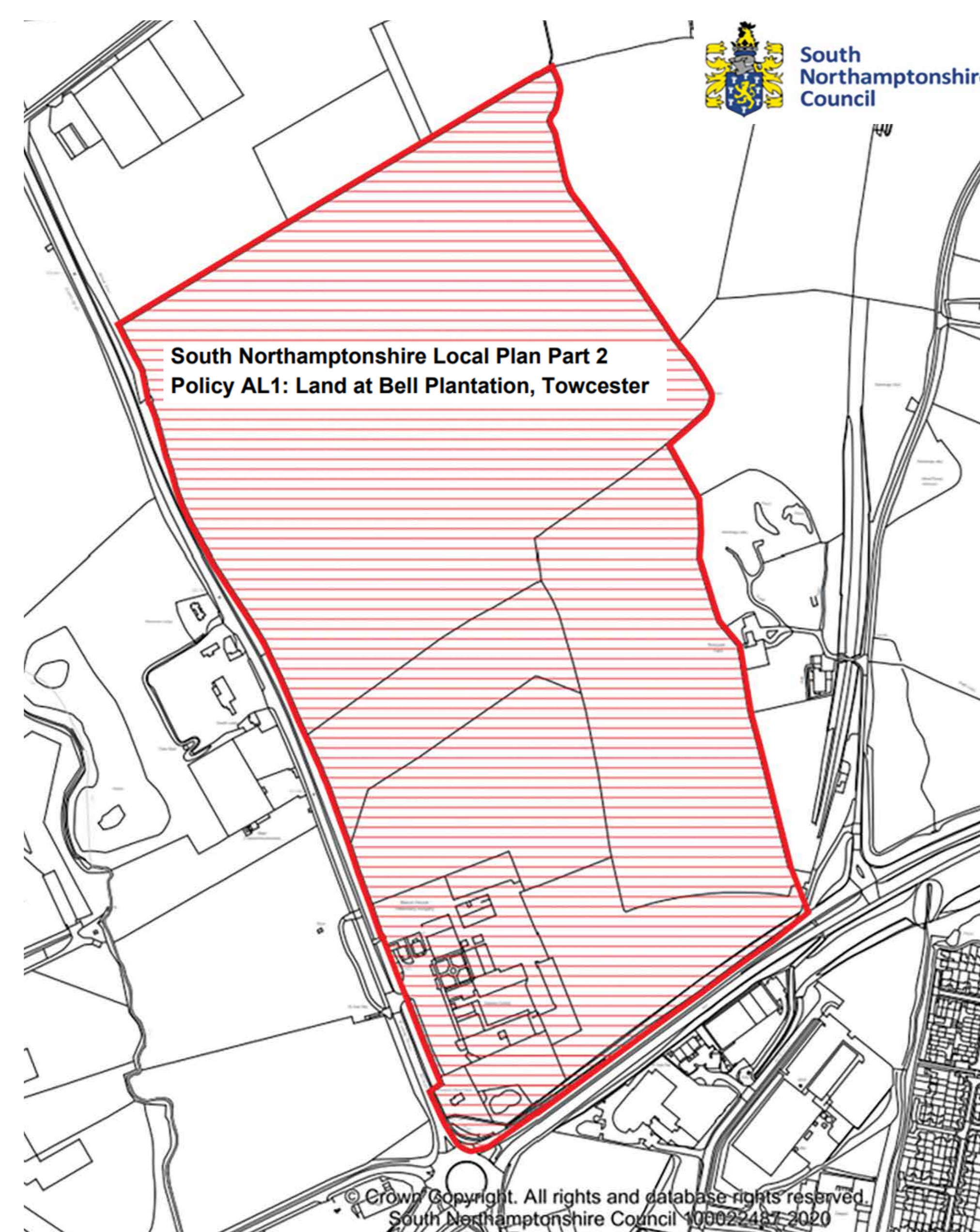


LOCAL PLAN ALLOCATION

- South Northamptonshire Council (now part of West Northamptonshire Council) resolved to adopt the South Northamptonshire Local Plan (Part 2) 2011-2029 in July 2020. Building on the West Northamptonshire Joint Core Strategy (WNJCS) (adopted in December 2014), the Part 2 Plan was prepared to help further guide planning decisions in the area and forms part of the Development Plan for the District, along with the WNJCS.
- Our site (Land to the North of Bell Plantation) forms part of an allocation in the adopted South Northamptonshire Local Plan (Part 2) (July 2020) for mixed employment development, under Policy AL1: Land at Bell Plantation, Towcester.
- DHL was first made aware of the site following its allocation in July 2020, and is seeking to deliver on the aspirations of the Part 2 Plan, with a policy compliant scheme being brought forward at the site. In summary, Policy AL1 (provided in full to the right) principally seeks for the entirety of AL1 to provide:
  - 35ha of mixed-employment development (with the mix to be independently assessed);
  - 6ha of land and utilities for Towcester Town Football Club (TTFC);
  - access to the employment site from the A5; and
  - detailed heritage, landscape and archaeological assessments.
- This allocation has established the principle of employment development at the site, and we are seeking to deliver the very best scheme we can in accordance with Policy AL1.
- We formally acquired the Land to the North of Bell Plantation in March 2021, following positive pre-application discussions on the proposals with officers at the local authority. We hope this development will support the local community through delivering on these aspirations, delivering new jobs, and delivering land for Towcester Town Football Club.
- Towcester is ideally placed to serve the logistics market. Not only is Towcester located in the Golden Triangle, but it is also at a key interchange of the A5/ A43 which provides multiple connection options to the M1 and M40 arterial routes. This places Towcester in an exceptional location to serve a wide distribution base but also form an integral part of our distribution network in the area.

- Alongside Land at Bell Plantation, four other sites were identified and allocated in the Local Plan for employment purposes, of which two others (AL2 and AL3) are adjacent to our site:
  - Land at Woolgrowers Field, Towcester (Policy AL2)
  - Land at Tiffield Lane, Towcester (Policy AL3)
  - Land at Shacks Barn, Whittlebury (Policy AL4)
  - Land at Former Furtho Pit, Old Stratford/ Cosgrove (Policy AL5)
- The Bell Plantation is one of the last of the allocated sites to come forward, despite the Local Plan having only been adopted in July 2020. We are the only one of the allocated sites to be delivering a significant community benefit with the delivery of land for Towcester Town Football Club, which we have decided to deliver entirely within our land, rather than wait on the remainder of the allocation. This will ensure the Club is delivered as soon as possible. A community orchard is also being delivered, in response to feedback from our earlier consultation – see the Landscaping Board for further details.



Below is the full extract of Policy AL1 from the adopted South Northamptonshire Local Plan (Part 2) 2011-2029:

**POLICY AL1: LAND AT BELL PLANTATION, TOWCESTER**

**1. Development description: located to the north of Towcester on land associated with and including the Bell Plantation and adjoining the A43 and A5, this development site provides for 35ha of mixed employment generating development together with 6ha of land for the creation of a Towcester Town Football Club home ground. A variety of employment types will be sought to reflect the need for diversity and resilience in the local economy as expressed in the Council’s economic growth strategy.**

**2. An integrated, coordinated and comprehensive planning approach will be taken for the site and a masterplan must be prepared, in consultation with the local planning authority and the local highway authority, Towcester Town Council and other statutory undertakers prior to the submission of a planning application covering the development of the whole site.**

**3. Land Uses: Employment**

a. An independently assessed, market-evidenced proportion of B1 (business), B2 (general industrial) and B8 (storage and distribution) with supporting uses that are demonstrably subservient and complementary in both scale and nature to an existing or proposed B class use.

**4. Land uses: Towcester Town Football Club**

- a. 6ha to be provided within the allocated site with the precise location dependent on suitable topography; and
- b. The design and layout of the employment element of the mixed-use site should be compatible with, and not prejudice the delivery of, the football facilities.
- c. Funding for the football club may be funded in part by contributions from the Council’s Community Infrastructure Levy.

**5. Access and transport**

- a. Access to the employment site to be from the A5; and
- b. access to the football club site to be provided by the developer of the employment part of the site, from either within the employment site or from a new separate access from the A5 and provision of

- an unfettered road access point to the edge of the football club site; and
  - c. good accessibility to public transport services should be provided for, including contributions to the cost of diverting existing routes through the site or to support existing local services and promote sustainable travel; and
  - d. a transport assessment and travel plan will be required to assess the transportation implications of the proposed development and to identify appropriate mitigation measures; and
  - e. provision of new footpaths and cycleways that link to existing networks and safe crossing points on the A43.
- 6. Key site specific design and place shaping principles (whole development), in addition to those required under policy SS2 include:**
- a. a detailed heritage impact assessment will be required for the whole site, to be agreed with the Local Planning Authority in consultation with Historic England, prior to the design of the scheme in order to inform the height of any proposed buildings, layout and extent of the development. This will explicitly include an assessment of the height of any new buildings and impact on the Easton Neston Grade II\* Registered Park and Garden as well as detailed consideration of any impacts on designated and non-designated heritage assets and subject to the assessment being agreed a programme of informed mitigation to be included with any application; and
  - b. a detailed strategic landscape assessment of the whole site to deliver a high quality landscaped setting within and around the boundary of the proposal; and
  - c. prior to submission of an application, detailed assessment for the whole site to characterise archaeological remains and identify direct impact of development proposals to inform design and a programme of archaeological mitigation; and
  - d. provision of utilities up to the edge of the site for the football club; and
  - e. appropriate financial contributions to mitigate the impact of the development.