

FEEDBACK ON INITIAL PROPOSALS

- Concerns were raised about maximum building heights and their impact on local views
- **Caldecote residents expressed concerns about the landscape, noise and lighting impact on the village** as a result of Zone 3's design and proximity to the village
- Concerns about the design of the buildings were raised with a desire to see a **design code secured across the site**
- Requests were made for **additional landscaping to mitigate visual impact**

PRINCIPAL SCHEME UPDATES

The project team has reviewed feedback received from both the public consultation and key stakeholders in detail. The updated plans also reflect considerable engagement with the DHL operations team regarding the operational requirements for Unit 1, enabling positive changes to the proposals, as set out below:

1. Unit 1 has been lowered from 21.5m to 18.5m in height, following detailed design work on the operational requirements for the building.

- **Benefit:** The reduction in height of Unit 1 eliminates views from Caldecote, with no reliance on additional mitigation (e.g. planting maturing).

2. The “no build” zone to the north of Zone 3 has been formalised, alongside a commitment to no service yards facing north on this plot.

- **Benefit:** Minimising both noise and visual disturbance to Caldecote through setting back the built form and avoiding more active uses to the north.

3. All principal landscaping and groundworks will now be undertaken in Phase 1.

- **Benefit:** all bunding and planting around the edge of the site will go in much earlier, allowing planting to mature ahead of the buildings being constructed, minimising the visual impacts of the proposals on the surrounding community.
- **Benefit:** early groundworks will result in an earlier anticipated delivery for Towcester Town Football Club.

