

IMPORTANT MEETING – THIS WEDNESDAY 13TH JULY BETWEEN 2PM-6PM AT THE FORUM
YOUR LAST CHANCE TO TELL WNC WHAT YOU THINK

As we know developers have taken advantage of loopholes in the original Local Plan (2) and put forward planning applications for much larger warehouses around Towcester than were originally intended. THIS SHOULD NOT HAVE BEEN ALLOWED TO HAPPEN and as a result West Northants Council issued last week a Supplementary Planning Document (SPD) to try to “reduce uncertainty” and give “clear guidance” to developments. **We need to make sure that it does.**

Please read the SPD by following this link

https://westnorthants.citizenspace.com/++preview++/place/sn-employment-allocations-spd_consultation/supporting_documents/Employment%20Site%20Allocation%20Development%20Brief%20SPD%20DRAFT%20July%202022.pdf

THE SPD will apply to the following proposed developments – AL1, AL2 and AL4

- **DHL wants to build a huge logistics hub** on 86 acres of land north of the Bell Plantation Garden Centre on the A5, with massive warehouses up to 6 double decker buses high operating 24/7, 365 days a year. In addition, there is further application to develop the southern section of this site by the Bell Plantation. The whole site is known as AL1.
- **Woolgrowers Field** – opposite Jardine Motors, is another 11-acre site due to be concreted over with industrial units and a new 2 lane entrance on/off the Towcester/Greens Norton Road. We know how difficult it is to cross over the Tove roundabout at that point now. Traffic will be queuing back to the Rugby club. This site is known as AL2.
- **Shack’s Barn, Whittlebury** on 25 acres at the junction of the A413 and A43. The proposals include 15-metre-high warehousing despite no direct access to the A43/M40 and negative visual impact. This site is known as AL4.

Development of 51 acres of land at Tiffield for large scale warehousing (AL3) was finally approved by WNC last month so all the above we be on top of the traffic and pollution generated by that site.

This area is about to be changed for ever and WE will have to live with the fallout

Although STN has requested more meetings at The Forum, this is currently the only one on offer so is our last chance to view the SPD proposals and question the planners.

Afterwards please email WNC your comments at:

localplanconsultation.snc@westnorthants.gov.uk

before the **deadline of 18th August**. We suggest you email rather than fill in the WNC 'Online Survey' so that you can fully cover all the concerns that matter to you, our villages and our town such as:

1. **TRAFFIC** – A cumulative Traffic study and assessment must be carried out to cover ALL the sites – AL1-4. We know how congested the Tove/Abthorpe roundabouts become, as well as the centre of Towcester, and that our villages are used as rat-runs. National Highways and West Northants Highways have repeatedly ducked this key issue. We do not have the road infrastructure to cope with developments of this type. We need **ACCURATE/CONSISTENT TRAFFIC ANALYSIS**.
2. **FOOTPRINTS**– The original Local Plan was intended for small and medium sized units. Keep it to that with no building exceeding 5,000m², which is the precedent for this area. For comparison the largest units at Silverstone Circuit are 5,000m². The SPD suggests that units over 8,000 m² could be built on all the sites "in exceptional circumstances". We need to have this option and ambiguity removed. **MAXIMUM FOOTPRINT FOR MEDIUM UNITS 5,000m² AND NO LARGE UNITS**.
3. **HEIGHTS** – the SPD allows for buildings on AL1 "rising to 16m" – which is too high (especially if they are built on platforms adding up to 7m); AL2's buildings up to 12m in height and on AL4's up to 15m high. All these are much taller than any other existing building in the area – NB Screwfix is 9.5m high. They'll be seen for miles and will have a negative visual impact on our area. **KEEP THE RIDGE HEIGHTS FOR ANY BUILDING UNDER 10M**.

The existing employment space in Towcester has gradually developed over the last 30 years. Large scale, high bay logistics hubs of the sort proposed by DHL will be built and operational within 3 years. Therefore 30 years' worth of development in less than 3 years. It makes no sense.

Please, go to the meeting on Wednesday and email WNC before 18th August to help protect us now - and the generations to come. Thank you.