

DRAFT - Meeting record

Regarding:
Magna Park Corby Community Liaison Group (CLG)

Date:
1 PM, Tuesday 11th June

Attendees:

Location:
Holiday Inn, Corby

Cllr Robert Dixon – Sudborough Parish Council
 Cllr Pete Dowsett - Weldon Parish Council
 Cllr Richard Horrell – Islip Parish Council
 Cllr Mark Pengelly – Corby Town Council
 Cllr Mike Page - Weldon Parish Council
 Cllr Martyn Reuby – Corby Town Council
 Felicity Ryan – Corby Town Council
 Cllr Liz Searle - Brigstock Parish Council
 Cllr Nigel Searle - Brigstock Parish Council

Gwyn Stubbings – GLP (GS)
 James Atkinson – GLP (JA)
 Darryl Rogers – Pegasus Group (DR)
 John Hopkins – TPA (JH)
 Therese Dizon – Nike (TD)
 Jon Ford – Nike (JF)
 David Scane – SEC Newgate (DS)
 William Neale – SEC Newgate (WN)
 Sophie Richardson – SEC Newgate (SR)

Item	Minutes	Actions
1	<p>Apologies</p> <p>DS welcomed everyone to the meeting and invited attendees to introduce themselves and their respective organisations.</p> <p>DS explained that the Nike presentation will be brought forward to Agenda Item 4 owing to time constraints.</p> <p>DS explained that SEC Newgate and GLP had worked on Magna Park Corby (MPC) for close to two years and the team had already met many attendees of this meeting informally on several occasions.</p> <p>During the most recent of those meetings a request was made to formalise the engagement process though a CLG with local stakeholders.</p> <p>Apologies were received from:</p> <p>Cllr Kevin Watt – North Northamptonshire Council</p>	

	<p>Cllr Macaulay Nichol – North Northamptonshire Council Councillor David Sims – North Northamptonshire Council</p>	
2	<p>Agree terms of reference.</p> <p>DS read through the proposed terms of reference (TOR) and if everyone was agreeable.</p> <p>There were no additional comments, and the TOR was agreed.</p> <p><u>Membership</u></p> <p>DS explained that if other parishes from the wider area would like to attend, they can put their name forward and it will be put to the CLG to agree if they should be admitted.</p> <p>Non-attendances will be monitored.</p> <p>DS explained that the meeting will be recorded for the purpose of minute taking and will be deleted after use.</p>	
3	<p>Nike Presentation</p> <p><u>Vision and Purpose:</u></p> <p>Nike’s new logistics campus in the UK encapsulates the company's pursuit of excellence and sustainability.</p> <p>The campus aims to improve customer service by being closer to consumers, reducing transportation distances, and minimizing environmental impact.</p> <p><u>Current Setup:</u></p> <p>Nike operates five distribution centres in Europe, centred around a major logistics campus in Belgium.</p> <p>The Belgium campus is renowned for its excellent work environment, with significant employee retention.</p> <p><u>Employee Retention and Facilities:</u></p> <p>High employee retention: 20% have been with Nike for over 10 years, with half of that group for over 20 years.</p> <p>Nike offers high-quality facilities for “athletes” (employees) and emphasizes community engagement, both of which advance its mission through the power of sport.</p> <p><u>New UK Campus - The Terrace:</u></p>	

The new UK logistics campus, internally named "The Terrace," aims to replicate the success of the Belgium campus.

It will serve as a community gathering place with a high-energy, collaborative work environment that aligns with Nike's team spirit.

Investment and Significance:

This investment signifies Nike's long-term commitment to the UK, marking the first logistics campus outside Belgium in their EMEA region.

The site will serve all three operational channels: wholesale partners (e.g., JD Sports, Footlocker), retail stores, and digital consumers.

Retail Evolution:

The campus will adapt to the evolving retail landscape, efficiently handling both outbound and returned products.

The goal is to create a flexible, convenient infrastructure that meets contemporary consumer demands.

Site Selection and Integration:

The Magna Park site was chosen for its location and potential to serve consumers while enhancing the working environment.

Nike is committed to integrating the campus with the surrounding landscape and community.

Innovations and Sustainability:

Emphasis on innovative design and sustainability, including reflective building cladding and mass timber office frame.

The building will feature terraces on each floor to connect employees with the outdoors, serving various functions like dining, yoga, and meetings.

Community Engagement:

Nike plans to create access to campus facilities to the community, including schools and local organisations.

The design is still flexible to accommodate community feedback on what facilities are most needed.

Pathways and Connectivity:

There will be seamless pathways for walking, running, and sustainable commuting, enhancing connectivity between the site and the surrounding area.

Job Opportunities:

The campus will create a wide range of job opportunities, from entry-level positions to senior management and specialized roles in technology and automation.

Nike aims to provide career development pathways within logistics and across its broader operations.

Further Engagement:

JF invited members to contact the Nike team using the.terrace@nike.com if they have any further ideas for engagement or organisations they would like Nike to speak with.

Later in the year, Nike will share its Community Investment Strategy and would like to hear suggestions to make sure investment goes to the correct place. There is an open invitations for suggestions.

Opening

The site will aim to go live in Summer 2027 and Nike will continue to play a role in forums such as this as its important to Nike that 'we win as a team' and that includes the local community.

Q&A

MP asked how many people will work at The Terrace?

JF explained that the final number is not yet determined as Nike haven't tested automated machinery at this level yet but is likely to be in the hundreds of athletes.

MP welcomed the proposals and said it would be an anchor for the rest of the town. One problem in warehousing is the use of agency staff, will Nike be hiring people in-house? And will they be managing and running the site.

JF explained that the majority of staff will be Nike employees, but natural at peak times such as Xmas, temporary staff will most likely be required as a temporary measure.

On the second point, JF explained that Nike currently has board sign-off for this to be a Nike-run operation, and that Nike would not be investing this much in the 'finish' of the building were it to be outsourced and ran by a third party.

MR asked about the environmental and ecological credentials of the site?

JF explained that the site will have a 10% BNG requirement and further information can be found in the planning documentation.

	<p>GS added that ecology and the environment is also a responsibility for GLP as well as Nike.</p> <p>MP explained that transport is one of the biggest issues locally and how we make sure that the environment is safer from a traffic perspective.</p> <p>JF explained that Nike is assessing the transportation pathways for potential employees. JF added that Nike were exploring some innovative ways for transportation that will be shared in due course.</p>	
<p>4</p>	<p>Planning Strategy:</p> <p><u>Current Status:</u></p> <p>GS explained that the three buildings shown in white on the plans include MPC2 and MPC3, which have already been constructed. The adjacent building, MPC4a, will be the new Nike campus.</p> <p>GS mentioned that all the buildings shown on the park wide masterplan benefit from a planning permission, with Nike's campus having secured a revised approval a few weeks ago.</p> <p><u>Planning Phases:</u></p> <p>GS described that Units MPC2; 3 and 4a constitutes Phase 1 from a planning perspective. Attention is now shifting to the remaining half of the park.</p> <p>GS stated that the new outline planning application for the remaining park area is being developed and will be shared in detail later in the afternoon. The new outline application will exclude Phase 1.</p> <p><u>Reasons for New Planning Application:</u></p> <p>GS clarified the need for a new planning application despite having an existing one. The original 2020 planning permission included onerous highways-related conditions.</p> <p>GS explained that these conditions require the first phase buildings to be fully occupied and monitored for six months before any further development can proceed, which is restrictive on when future development can come forward, which is not helpful from a commercial perspective.</p> <p><u>Inherited Conditions:</u></p> <p>GS noted that GLP inherited these conditions when acquiring the site from Mulberry Developments, along with the existing outline planning permission.</p> <p>GS emphasised the need to revisit these conditions to facilitate quicker development and investment progress, particularly with significant interest from businesses like Nike.</p> <p><u>New Outline Planning Application:</u></p>	

GS indicated that the new outline application would stick closely to the previously approved parameters, with a slight increase in floor space due to small additional buildings being introduced.

GS mentioned that future construction of buildings will depend on demand and business requirements, potentially speculative or customized for specific businesses.

Highways Modelling and Submission Timing:

GS highlighted the importance of highways modelling as a critical factor in the new planning application.

GS projected that the submission of the new outline application would likely be by late summer or early autumn.

Opportunity for Re-engagement:

GS stressed that this new planning application presents an opportunity to revisit and update various elements, including public transport strategies and the overall site layout, in light of changes since 2020, such as the impacts of COVID-19. To support the application all technical assessments will be updated, including the Transport Assessment.

Community Engagement:

GS emphasised the importance of engaging with the community and addressing any concerns.

GS noted that many original project team members have been retained for their knowledge and experience, ensuring continuity and a deeper understanding of the site's challenges and opportunities.

Long-term Commitment:

GS assured that GLP is committed to the long-term development and management of the site.

GS reiterated the goal of establishing strong, collaborative relationships with the local community, working together towards shared goals.

GS concluded by inviting questions and reiterating the team's availability throughout the afternoon to address any concerns or queries from the attendees and the public.

Q&A:

MP asked for assurances that local roads and villages will be protected from the impact of additional traffic.

	<p>GS explained that all the transport modelling will be redone and assessed by WNCC and through robust interrogation. GLP now has a clearer picture of half the site allowing for a more accurate forecast of traffic.</p> <p>JH explained that the Nike logistics campus is not scheduled to open until 2027, which means under the current transport assessment monitoring cannot begin until 2028. Future phases might be delayed until 2029-2030.</p> <p>JH noted that the team is working with the council's Saturn model, which includes growth projections of 10,000 houses and significant employment, demonstrates a robust approach.</p> <p>JH emphasised that the previous application relied on pre-COVID data, acknowledging changes in working habits and logistics since then.</p> <p>DR explained that the level of information in this application is much greater than in the initial Mulberry application.</p> <p>MR explained that Corby is currently drafting their town plan, and explained that dialogue between Corby Town Council and GLP is essential.</p>	
<p>5</p>	<p>Highways:</p> <p>JH explained that preparations are underway for phase 2 transport assessments and he has a number of discussions with North Northants about the scope of the transport assessment and they are now in the queue for modelling work to be done.</p> <p>GS explained that the two roundabouts at the entrance to the site are well underway. The A43 roundabout has had some trees cut to facilitate a new slip lane onto the A6116.</p> <p>GS added that whenever GLP are doing works they will be shared through the CLG / website.</p>	
<p>6</p>	<p>AOB</p> <p>GS explained that the CLG will be held three to four times per year and that the venue will be on-site provided there is available space, and some sessions may be online.</p> <p>Should members have a guest speaker they would like to attend, GLP/SEC Newgate will ask them to attend.</p>	