

## Meeting record

**Regarding:**

Magna Park Corby Community Liaison Group (CLG)

**Date:**

1 PM, Tuesday 17<sup>th</sup> September

**Attendees:**

**Location:**

Holiday Inn, Corby

Cllr Robert Dixon – Sudborough Parish Council (RD)  
 Cllr Pete Dowsett - Weldon Parish Council (PD)  
 Cllr Richard Horrell – Islip Parish Council (RH)  
 Cllr Mark Pengelly – Corby Town Council (MP)  
 Cllr Ray Beeby – Corby Town Council (RB)  
 Felicity Ryan – Corby Town Council (FR)  
 Cllr Liz Searle - Brigstock Parish Council (LS)  
 Cllr Nigel Searle - Brigstock Parish Council (NS)  
 Cllr Derek McCourt, Stanion Parish Council (DM)  
 Cllr Kevin Watt, North Northamptonshire Council (KW)  
 Gwyn Stubbings – GLP (GS)  
 James Atkinson – GLP (JA)  
 Darryl Rogers – Pegasus Group (DR)  
 David Scane – SEC Newgate (DS)  
 Sophie Richardson – SEC Newgate (SR)

Item	Minutes	Actions
1	<p><b>Apologies</b></p> <p>Apologies were received from:                      John Hopkins, TPA                      Cllr David Simms, North Northamptonshire Council                      Cllr Macaulay Nichol, North Northamptonshire Council</p> <p>DS confirmed that a representative of Little Stanion Parish Council had been invited but no reply had been received.</p>	
2	<p><b>Update on Planning Strategy</b></p> <p>GS provided an update on the planning strategy for the site.</p> <p><u>2019 Outline Planning Application</u>                      Outline Planning Permission approved in December 2020 and since then GLP has secured Reserved Matters approvals to each plot pursuant to the outline permission. MPC2 and MPC3 were constructed and construction for MPC4, the Nike unit, is continuing. Attention is now turning to ‘phase 2’ – shown as the units in colour on the indicative masterplan (See appendix).</p> <p><u>New Outline Planning Application</u></p>	

The 'Phase 2' units will be subject to an outline application to be submitted later in 2024. This masterplan will be consistent with the original outline approval with the exception of the addition of two new small units. These units will be included in the new masterplan as part of the new outline application.

Reasons for new outline planning application

A new outline planning application is required as the original outline permission no longer permits reserved matters applications to be submitted. A new outline permission will provide GLP with more flexibility on how Phase 2 could be developed in the future.

A new outline application will also provide more certainty to the highways mitigation works. Moving from a 'monitor and manage' to a 'predict and provide' approach.

GS noted that the 'predict and provide' is the recognised approach applied to the majority of planning permissions across the country.

Timeline for outline planning application

GLP is aiming to submit the new application in late 2024, although timescales are subject to slippage. Discussions are ongoing with NNC Highways, using their highways models to enable completion of the transport assessment. This needs a full update since it was originally undertaken in 2018.

Public Consultation

A public consultation on the new outline planning application was held in June.

DS noted that the public exhibition took place directly after the previous CLG and members had the opportunity to see the exhibition materials first hand. Over 100 people attended the event and good discussions were held.

Views from the public were generally positive towards the employment aspects of the development, particularly towards the new Nike campus. Comments about development in general and concerns about highways were also raised. Overall, the development team was pleased by the number of attendees and their level of interest and is committed to continue to engage with the community as the plans are progressed.

Non-material amendment application

A non-material amendment is being made in relation to MPC2. The unit was reserved for Top Hat who will no longer be occupying the building. An application for minor changes to the building has been made to bring it in line with a more traditional logistics unit.

JA explained that the unit had some elements specifically designed for Top Hat but the basic shell of the building is standard and requires only minor changes, such as adding additional doors and changing the gatehouse size.

The parishes received this application as part of the weekly updates and it can be commented on through the normal channels.

#### MPC3 - Bleckmann

MPC3 is now being leased by Bleckmann.

JA explained that Bleckmann is a third-party logistics operator which works with a contractor, in this instance Amazon. GLP has a good relationship with the customer and this is now the third building they have leased to Bleckmann – they have two buildings in Magna Park Lutterworth. They have made a long-term commitment to Magna Park Corby.

#### MPC4 – Nike

The Nike unit is still under construction and making good progress. TSL is the contractor for the building works.

#### Q & A

DM asked how the new outline planning permission effects the existing S106 agreement.

DR said that the existing outline planning permission for the site is still live with three units being built out under the existing conditions. A new outline permission is anticipated to have the same, and likely additional, S106 obligations and triggers than the original outline.

KW asked what would happen if the mitigation provided though a ‘predict and provide approach’ is not enough for the villages.

DR highlighted the importance of using robust traffic modelling and data in collaboration with the highways authority and consulting with stakeholders. These models incorporate all the sites that have received approval so far in the area and future developments will have to incorporate the data from the Magna Park site. Calculations for how much traffic each site will generate is an agreed industry standard. In the original application around 30 junctions around the area were assessed and 8 have been identified as needing mitigation.

MP noted that he would ask for more mitigation and support for highways improvements, highlighting that the jobs generated from Magna Park is excellent for the area but that more resources are needed to help the villages manage the traffic.

KW expressed the need to distinguish between traffic impacts and road safety impacts.

DM asked if the EIA had been carried out.

DR stated that the new application had been subject to a formal Screening Opinion issued by the Council, which confirmed that the proposals would not require assessment by way of an Environment Statement, given the previous EIA

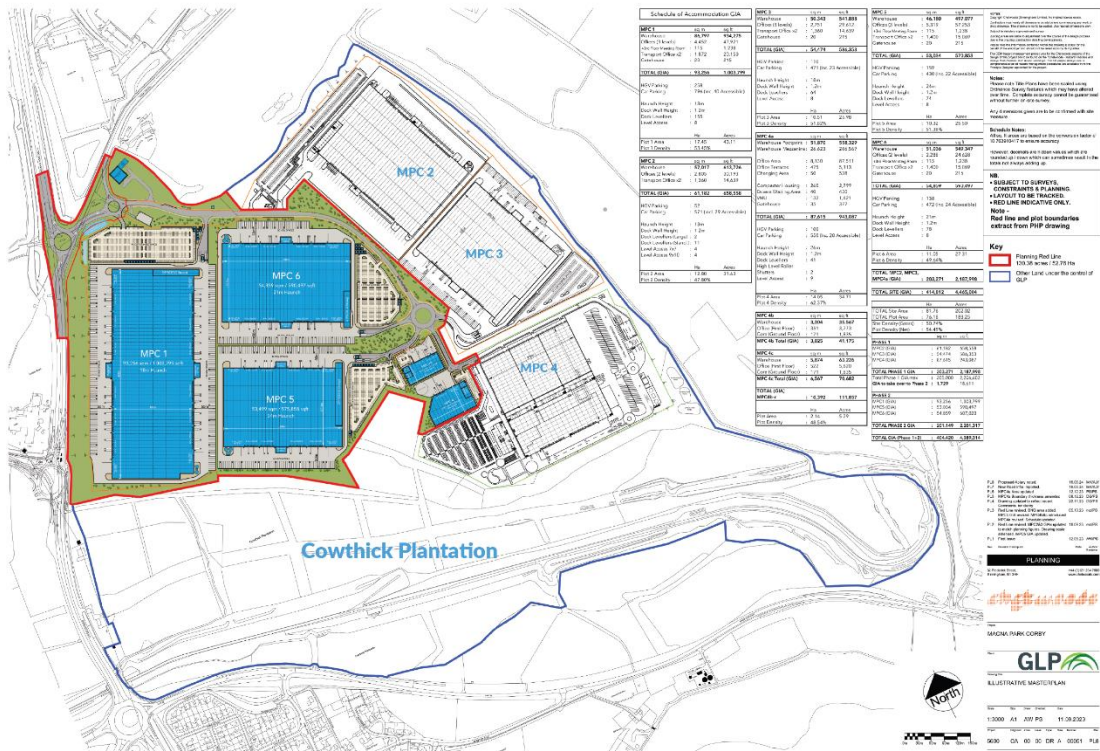
**Circulate copies  
of the EIA  
report from the**

	<p>assessment undertaken on the earlier outline permission. The new application would however still contain a full suite of technical reports and assessments, which would consider all of the key aspects. The EIA report from the previous outline application can be sent to DM.</p>	<p><b>original outline application.</b></p>
<p><b>3</b></p>	<p><b>Highways Updates</b></p> <p>GS provided an update on the 8 packages of mitigation works required by the original application. GLP is working with highways to book time on the network to deliver the required mitigation. The new application may well identify more areas that require mitigation.</p> <p>DR noted the need to avoid key dates like bank holidays and that they would continue to notify everyone when works were taking place.</p> <p>DS showed the <a href="http://magnaparkcorby.co.uk/transport/">magnaparkcorby.co.uk/transport/</a> page which has interactive map showing where the mitigation works will take place.</p> <p>KW asked for details about what works are taking place. DS will circulate a presentation that was shown to the CLG in January.</p> <p><u>Noise</u></p> <p>DM asked for information about when the noise mitigation assessment will happen. Noise concerns is a key issue for Stanion Parish.</p> <p>GS said that the sequence is for TPA, highways consultants, to finish their work, and then the acoustic consultants will use those assessments to accurately complete their report. The formal consultation period will also relate to the acoustics assessment.</p> <p>MP would like to see what changes have been made since the original PowerPoint with highways detail shown.</p> <p>DR said that there have been little changes so far, but the new application will bring changes and there will be a further opportunity for consultation. GS added that the next CLG should be in conjunction with the submission of the new outline application so traffic mitigation details can be shown.</p> <p><u>Bus Service</u></p> <p>MP asked what the trigger point is for public transport being introduced to the site.</p> <p>GS outlined the public transport strategy that is part of the S106. A public transport service agreement has now been reached with Stagecoach and bus services should launch on the 4<sup>th</sup> November. The bus services to and from Magna Park will link to the town centre.</p> <p><u>Stanion Slip Road</u></p>	<p><b>Send presentation with highways mitigation details</b></p>

	<p>GS said that he will follow up on the construction schedule for the slip road and update the CLG on its expected completion time.</p> <p><u>Highways works communication</u></p> <p>DM requested more communication to residents about what works are occurring, at a timely manner. GS said that he appreciated the importance of this and GLP would continue to provide regular updates on the ongoing works.</p> <p><u>Motorbikes in the Plantation</u></p> <p>KW noted the fantastic work done in Cowthick Plantation but raised concerns about motorbikes using the space.</p> <p>GS said that GLP is trying to find a solution and have so far been advised to put up signage. The challenge is keeping it accessible to cyclists and wheelchairs etc whilst obstructing dirt bikes.</p> <p>PD said this was a local problem and that there is a police operation targeting the illegal use of dirt bikes called 'Operation Pacify'.</p>	
<p><b>4</b></p>	<p><b>Construction Update</b></p> <p>GS said there are now facilities on site where the next CLG can be held so members can see for themselves the progress. He showed some photos of the current site.</p> <p>PD asked about the piling. DM has already been in communication about this issue too.</p> <p>GS explained that TSL had originally planned to do the piling in two separate phases, but this had subsequently been condensed to shorten the overall time period. He apologised that this had not been properly communicated. The target finish date is 11 October.</p> <p>KW asked about renewable energy on site.</p> <p>DR said that all the units were adaptable for clients to choose to put solar panels etc on but that there were technical issues with connecting to the grid at the moment. Nike will have 1MW of capacity from the beginning and will see how they go from there.</p>	
<p><b>5</b></p>	<p><b>AOB</b></p> <p><u>Recycling centre</u></p> <p>MP asked if GLP had been consulted on the possible expansion of HRC recycling nearby that was discussed at a recent council meeting.</p> <p>GS said they had not been consulted and would keep an eye out for any applications.</p>	<p><b>Audio Assistance to be provided next meeting</b></p>

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	<p><u>Audio Assistance next meeting</u></p> <p>Request by MP for some audio assistance next meeting.</p>	
6	<p><b>Next Meeting</b></p> <p>DS suggested the next CLG should be brought forward to this side of Christmas rather than Q1 2025 as stated on the agenda so that it would be in conjunction with the submission of the new outline planning application.</p>	



Appendix 1 – Indicative masterplan of Phase 2