

Magna Park Corby Community Liaison Group Minutes - March 2025

Regarding:

Magna Park, Corby Community Liaison
Group

Date:

1-2pm, March 17th 2025

Location: Holiday Inn, Corby

Attendees:

Cllr Mark Pengelly – Corby Town Council (MP)
Felicity Ryan – Corby Town Council (FR)
Councillor Liz Searle – Brigstock Parish Council (LS)
Nigel Searle – Brigstock resident (NS)
Councillor Angela Page – Weldon Parish Council (AP)
Cllr Peter Dowsett – Weldon Parish Council (PD)
Cllr Derek McCourt – Stanion Parish Council (DM)
Cllr Robert Dixon – Sudborough Parish Council (RD)

Project team:

Gwyn Stubbings, GLP (GS)
James Atkinson, GLP (JA)
Darryl Rogers, Pegasus Group (DR)
David Scane, SEC Newgate (DS)
Sophie Richardson, SEC Newgate (SR)
John Hopkins, Transport Planning Associates (JH)
Jack Williams, Burrows Graham (JW)

Item	Minutes	Actions
1	Introduction DS: - Confirmed all attendees had received a copy of the minutes from the previous meeting in December and had no further comments. - Noted action from previous meeting to invite Burrows Graham to talk about flood attenuation.	

2	Apologies Apologies received from Cllr Michael Page (Weldon Parish Council), Cllr Sally Wilks (Brigstock Parish Council), and Cllr Kevin Watt (NNC)	
3	Planning Update DR: - The outline planning application has been submitted. The majority of consultee comments have been returned and no major issues have been raised. There are mainly comments requesting greater clarity on elements such as highway matters that the team are currently working through. - Considering S106 obligations is the next step once the technical conversations have been finalized. - An extension of time agreement has been made until the 25th April. The statutory time is March but it is unlikely that an application of this size would go through in this period. DS: - Recap on details of planning application: 212,000 square meters commercial floor space, located across zones one and two, with parameters for building footprints, heights and finished floor levels, together with new access arrangements and the reconfiguration of the Stamford Road/Kettering Road junction. The scheme would enable a mix of large and small commercial units to cater for different market needs. GS: - An agreement with North Northants is for another 6/7 weeks to determine the application but that may be extended. The team is currently trying to get a round table meeting with highways to work through some key points.	
4	Highways update JH: - Meeting being arranged with the highways authority to talk through some of the consultee comments made. Mostly clarifying areas such as software updates to junctions, and data presentation and use. 4 junctions need mitigation: 3 were in the previous TA 2 will be a contribution towards the signal timing equipment - Gipsey lane and Kettering junction – conversation happening about it but there is limited traffic impact as it is the other side of Kettering MP: - West of Corby developers had said that junction at Holiday Inn is GLP responsibility. Using the road everyday, there are accidents everyday and he is surprised no mitigation is happening.	

	JH: • There is a difference between road safety and capacity mitigation. Accident counted are different to injuries counted in modelling. West of Corby likely using same modelling provided by council that JH uses and the junction hasn't showed up on there. • Traffic calming along Kettering Road: new request to sense check proposals against tractors using the road. • NNC are making a TRO to introduce a 50mph speed limit. As part of the GLP scheme the 30mph speed limit with associated street lighting will be extended to just after the traffic calming feature. PD: • Weldon Parish Council will object to 50mph limit as they want it to be a 40mph limit. They want the 30mph extension to be the other side of the woodland reserve. • Concern that much of the mitigation is not local to Magna Park. He supports MP's concerns that the two roundabouts are becoming very high capacity and high speed. Concern about regular crashes on the junction. • Concern that both police and local authorities work on basis of Killed and Serious Injuries (KSI) in determining road safety. JH: • Reducing speed would be the most obvious solution however this would rely on the NNC Speed Review Panel. A key consideration of the Review Panel is enforceability of speed limits. • Confirms if Weldon PC's position is that they will have a focused objection that welcomes the speed limit reduction but that it should be reduced more. AP: • Concern with queuing going into the waste centre. DM: • Stanion faces similar issues to Weldon of being used as a rat run. MP: • The crossing from the A6116 to the A14 is unsafe. JH: • Pedestrian crossing works are part of left slip from A43 roundabout works. DM: • Checked that NNC has accepted the changes from monitor and manage to predict and provide.	
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	JH: - The council can see the benefits of the new system as identified mitigation gets completed in one hit rather than potentially four phases of highways works. PD: - Confirming that the parishes are all on the same page wanting high volume/high speed traffic to stay out of the villages. - Notes that the temporary traffic lights on Kettering Road as part of GLP works have made a notable difference to reducing speeding. MP: - Need to get a meeting with Northants highways with parishes and town council to advocate for themselves, not all changes needed are the responsibility of GLP.	
5	S106 discussion PD: - Asked if new S106 obligations have been discussed yet DR: - S106 discussions to follow once the technicalities have been ironed out and officers deem application acceptable. There are currently training obligations (both in construction and occupation phases), community obligations and projects. Community projects go to council pot – council determines where it goes to within an extensive definition of community project. - Currently £840,000 has already been paid to the council by GLP in S106 contributions. GLP has no discretion in how this is distributed by the council. They have been liaising with NNC's S106 officer Stacy Wilde. AP: - The parishes need to know when this money is being delivered to the council so that they can contact the council and request funding. NNC are not necessarily talking to the community about how they are spending S106 funding. GS: - In new S106 agreement there can be more ringfencing of where funding is going. - The S106 contribution from MPC3 and MPC4 units have been paid; an additional payment is to come once MPC2 is occupied. RD: - Asked how the wording of S106 agreements are determined.	S106 payment schedule to be shared (what's been paid to NNC, what's to come)

	DR: Conversations begin from what harm needs to be mitigated. Compensation needs to be reasonable and relevant and mitigation of just the particular development's harm. Difficulty of determining where geographical ringfencing is. Current S106 says affected parishes, suggested change could list the affected parishes.	
6	Construction Update JA: - Shared images of MPC4a construction works. - The building should be completed in October. Raised mezzanine floors are currently going in. Nike is pleased with the progress being made. - Refurbishment works for MPC2 on the former Top Hat building are underway. DS: - TSL have provided an update on the social value that they have contributed to including working with Lakeland Care Hospice, Corby foodbank and job centre plus. One long term unemployed person started work on site in December. - Separate conversations with the parishes have been held with TSL since they presented at the last CLG. DM: - Asked about how piling would work with the new build. - Would like to be able to warn community before they start. GS: - No construction works are planned yet, but the likelihood is that the same contractors will be used to build future phases. The piling will depend on the building heights and ground conditions. DS: - More direct communication with TSL will help inform community in future. GS: - Previous meetings had discussed ongoing issues with dirt bikes around the nature trail. There has been some progress identifying culprits. Some fines have been issued and 2 arrests made. They have been made to do works to repair the damage they have done.	
7	Burrows Graham – Flood attenuation update	

	JW: • Showed a diagram of the site's drainage strategy. Run off from the plots is collected and fed into a drainage system and collected in the attenuation ponds in the southwest of the site. It is then fed under the road at the equivalent greenfield run off rate into Harper's Brook. The system is currently up and running efficiently. • The system is designed to hold water until a certain point after which the water will discharge into the brook at a constant rate. NS: • Request for information on how often there is discharge into Harper's Brook. • Shared issues that Brigstock faces with flooding. The speed at which peak flooding is reached after a rain event is a particular concern. The village hall is currently being repaired following a flood. Flooding events have become more frequent in the village. PD: • Referenced Weldon weirs where there is a motorized gate. The valve has an outflow maximum that can be reduced to slow run-off speeds in high rainfall events. There is also a website where information about how open the gate is can be checked. He asked if this system could be replicated. RD: • Referenced Sudborough water system where there is a valve with an outflow maximum that can be reduced to slow run-off speeds in high rainfall events. He asked if the outflow can be limited and more water temporarily held in the attenuation ponds in storm events. JW: • The current system installed has one pipe level that cannot be adjusted. It is modelled to let water through the pipe at a fixed rate of 190l/s maximum after it goes above a certain level. It is modelled to provide a current greenfield rate to the betterment of any rainfall event up to 100 years event +40% climate change probability. The ponds are designed to store the water from these events, only letting out water at a maximum rate of 190l/s. The ponds will not overflow as they have been designed according to guidance to have spare capacity even in 1 in 100 year + climate change rain events. RD: • Acceptance that the rate at which run off from the site is discharged is the same as it was when undeveloped but asks is there anything that can be done to 'slow the flow'. Lots of work from landowners in the area has been done to install ponds etc. on their land to reduce run-off speeds.	
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	JW: The current system cannot be changed to reduce the rates to be less than, rather the same as, the greenfield equivalent.	
8	AOB None raised	
9	Date of next meeting DS: It will likely be towards the end of June and can be tied in with visit to nature trail and site tour of MPC2.	