

Magna Park Corby Community Liaison Group Minutes – March 2026

Regarding:

Magna Park, Corby Community Liaison
Group

Date:

2-3pm, 23rd March 2026

Location: MPC2, Magna Park Corby

Attendees:

Cllr Eddie McDonald – North Northamptonshire Council (EM)
Cllr Barry O’Brien – North Northamptonshire Council (BO)
Cllr Steve O’Brien – Corby Town Council (SO)
Cllr Peter Dowsett – Weldon Parish Council (PD)
Cllr Angela Page – Weldon Parish Council (AP)
Cllr Sally Wilks – Brigstock Parish Council (SW)

Project team:

Gwyn Stubbings, GLP (GS)
David Scane, SEC Newgate (DS)
Sophie Richardson, SEC Newgate (SR)

Item	Minutes	Actions
1	Introduction DS: Confirmed all attendees had received a copy of the minutes from the previous meeting in October and had no further comments.	
2	Apologies Apologies from Cllr Elizabeth Searle (Brigstock Parish Council)	
3	Planning GS: Provided an update on the proposed new outline planning permission. The application was submitted approximately 18 months ago and is now close to determination.	

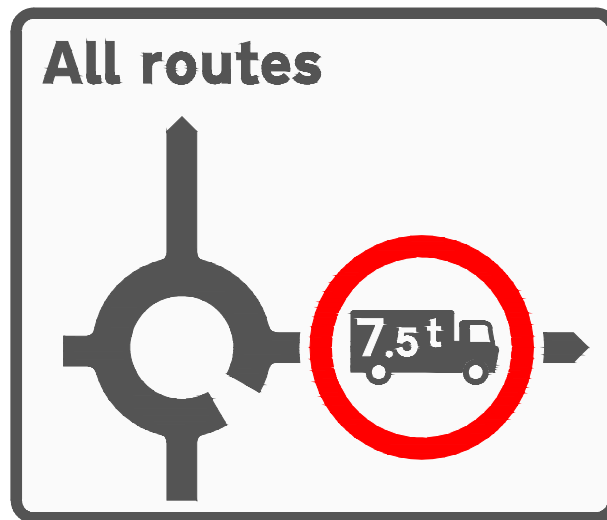
	- The final consultation response has recently been received from North Northamptonshire Council's ecologist, with ecological matters now signed off. - The application is required to comply with new Biodiversity Net Gain (BNG) regulations, which has been complex due to the site's phased delivery. - Progress is being made towards completing the S106 agreement, after which the application will be issued under delegated powers. - The proposal is broadly consistent with the existing (now expired) outline permission. - Following approval, a decision will be taken on whether Reserved Matters applications are brought forward speculatively or once occupiers are secured. - Securing a lease for MPC2 remains the priority, with strong market interest reported, although wider macro-economic factors (including energy prices and inflation) are contributing to uncertainty. PD: - Asked how Weldon Parish Council can influence the S106 process, and requested clarity on what the agreement will secure. GS: - The new S106 largely mirrors the previous agreement, with no significant changes in scope. - Contributions are allocated to specific projects rather than held as large unallocated sums. - Both the historic and proposed S106 include funding allocations for road signage in Weldon, for example.	
4	Highways mitigation AP: - Raised concerns regarding HGV traffic through Weldon, noting ongoing issues with vehicles routing through the village and frustration with the response from NNC Highways. It was noted that many vehicles are Amazon branded and likely to be coming or going from Bleckmann's plot in Magna Park. GS: - Acknowledged the frustration and explained that: GLP has submitted highways mitigation proposals, but delivery has been delayed due to legal and technical processes, including an outstanding S278 agreement. This has created a difficult interim position where parts of the site are operational but mitigation works are not yet complete. EM:	GS to install new HGV signage at the site entrance. EM to raise Weldon signage and gating options with NNC Highways. GS to liaise with Bleckmann on ongoing driver communications

	- Noted that HGVs breaching traffic orders are a matter for the police and suggested the parish raise their concerns with the local Police Community Support Officer. GS: - Confirmed that GLP has engaged with Bleckmann regarding approved HGV routes and will continue to do so. - While Bleckmann can brief their own drivers, some third-party delivery drivers remain outside their direct control. - A new sign will be installed at the park entrance advising HGVs of no right turn. (See Appendix) - Additional measures include signage and information within Bleckmann driver rest areas. PD: - Welcomed the proposed new signage but raised continued concern about HGVs entering the village. He noted: - The difficulty GLP faces installing signage on land it does not own. - Efforts made by the Parish Council to contact sat-nav companies to update routing data. - A suggestion that NNC install signage at the entrance to Weldon, with physical gates potentially required to fully resolve the issue. - Acknowledged GLP's compliance with planning requirements but noted that signage-based mitigation does not always work in practice, particularly where "access only" restrictions are difficult to enforce. - He emphasised the need for enforcement to become a local policing priority. EM: - Agreed to raise signage and potential gating with NNC Highways. He also noted that parish councils would shortly be consulted on how S106 contributions are allocated. GS: - Offered to attend NNC meetings alongside the parish to support their engagement with the S106 process. PD: - Persimmon are expected to deliver traffic calming works within Weldon village later this year which should help.	GS to support parish council engagement on S106 consultations if requested.
5	Construction Update GS: - Provided an update on the Nike unit: - Fit out works are ongoing, with some delays caused by supply chain issues.	GS to confirm Nike's fit-out programme and timing for

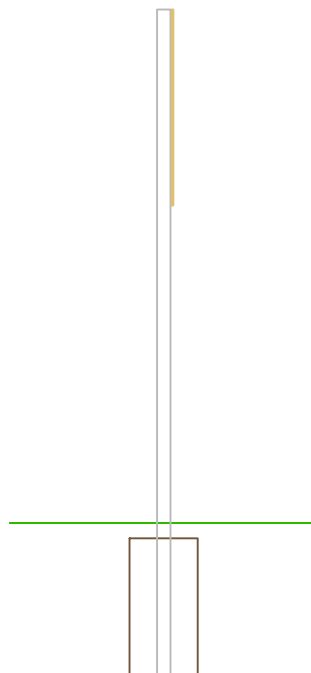
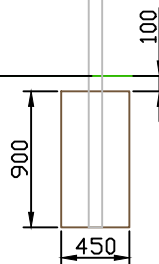
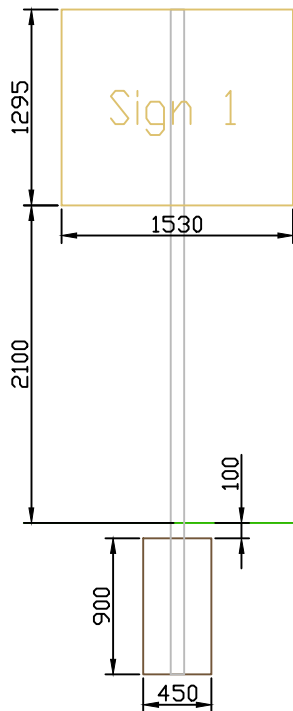
	- Nike is currently expected to become operational next year. - GS will need to confirm the timetable for granting access to the proposed sports facilities. SW: - Asked whether Nike intends to alter the external appearance of the building, noting its visibility from Brigstock above the plantation.	community access to sports facilities. GS to clarify whether any external alterations are proposed.
6	Bus Services GS: - Reported that GLP has a contract with Stagecoach, subsidising bus services to the site for five years. - Discussions are ongoing regarding the effectiveness of current routes, due to just one unit being operational. - The existing timetable does not align well with Bleckmann shift patterns, and revisions are being explored to improve usage. - A bus shelter on site has been found overturned. The cause is not yet known, though poor fixing or high winds may be factors. GLP will investigate. PD: - Noted a recent meeting he had with Stagecoach regarding bus routes navigating tight bends on the Oundle Road: routes X4, 2, 601 and CB1. He suggested these services be routed via Airfield Way instead. - GS clarified that these routes differ from the Number 5 service, which directly serves Magna Park.	GS to continue discussions with Stagecoach on route and timetable adjustments.
7	GLP Branding and Site Names GS: - GLP were acquired last year by Ares Management. As part of the acquisition, the GLP brand will be phased out and replaced by Marq Logistics, with rebranding rolled out over the coming months. - Site signage may be updated to reflect the new branding. EM: - Asked whether there had been any update regarding the formal name change process for the spine road. GS: - Confirmed that no update has been received from NNC. The current name already appears on platforms such as Google Maps, and signage will need to align in due course.	
8	AOB AP:	

	• Asked whether GLP had considered installing solar panels over car parks. GS: • GLP is open to working with occupiers on solar installations, particularly on rooftops. • There are currently grid capacity constraints that limit the ability to export excess energy generated on site.	
	Date of next meeting • DS/SR to circulate proposed dates for the next CLG meeting.	

Appendix - Park Entrance No Right Turn Signage:



Signing Project	Magna Park				
Sign Reference	75.0	Width (mm)	1530	Background	White
x Height		Height (mm)	1295	Border	Black
Material	Class RA2	Area (sq.m)	1.98	Legend	Black



Structural Calculation Details

Signs:
Reference: Sign 1
Width: 1530mm, Height: 1295mm
Shape: Rectangle
Orientation: Facing front
Mounted on posts
Mounting height: 2100mm, at post

Posts:
Quantity: 1
Type: 88.9 x 5.0 CHS (S355)
Spacing: N/A
Post 1 Length: 4395mm

Base:
Type: Planted
Diameter: 450mm
Depth: 900mm
Volume: 0.14cu.m
Earth cover: 100mm

PROJECT:

Magna Park, Corby

CLIENT:

GLP

TITLE:

Sign Schedule - Advanced Direction Sign

NOTES:

STATUS:

FOR INFORMATION

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Rev	Date	Details	Drawn by	Checked by	Approved by
-	-	-	-	-	-

SCALE:	DATE:	DRAWN:	CHECKED:	APPROVED:
NTS	11.03.26	RC	RC	RC
JOB NO:	DRAWING NO:		REVISION:	
1807-03	RS20		-	

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Cambridge
London
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No. 9 Journey Campus
Castle Park
Cambridge
CB3 0AX
01223 455 385
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