

Magna Park Corby Community Liaison Group Minutes - October 2025

Regarding:

Magna Park, Corby Community Liaison
Group

Date:

1-2pm, October 9th 2025

Location: MPC2, Magna Park Corby

Attendees:

Cllr Eddie McDonald – North Northamptonshire Council (EM)
Cllr Barry O’Brien – North Northamptonshire Council (BO)
Cllr Mark Pengelly – Corby Town Council, North Northamptonshire Council (MP)
Cllr Steve O’Brien – Corby Town Council (SO)
Cllr Peter Dowsett – Weldon Parish Council (PD)
Cllr Robert Dixon – Sudborough Parish Council (RD)

Project team:

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

Item	Minutes	Actions
1	Introduction DS: - Introduced for new members the Community Liaison Group’s (CLG) role in being a forum for discussion, information provision and feedback. The CLG will form an important link between GLP and community representatives with an interest in Magna Park Corby. - Confirmed all attendees had received a copy of the minutes from the previous meeting in March and had no further comments. - Actions arising from the last meeting included sending round the s106 payment schedule. This is to be resent to RD.	SR to resend S106 payment schedule to RD
2	Apologies Apologies received from Cllr Sally Wilks (Brigstock Parish Council), and Felicity Ryan (Corby Town Council).	

3	Nature Trail Update DS: • Thanked CLG members who attended the nature trail opening event. • Emphasised that the nature trail is available for all community members to use. • Noted that a lack of parking at the Plantation is an issue that GLP will look into, although active travel to the site should also be encouraged if possible. PS: • Asked how best the parishes should communicate about the nature trail to residents. Especially as the trail would provide a destination for users of Weldon's new cycle path. SO: • Dave Askew from Northamptonshire Walks would be interested in seeing more information about the nature trail. GS: • GS to share some maps and images of the nature trail that can be used to make the community more aware of it. • Work with the police on antisocial behaviour continues. Someone was recently caught and their bike was destroyed which has set a precedent. Recently, there have been less issues.	GS to share maps and images of nature trail with CLG
4	Planning update GS: • The site had an outline permission when GLP acquired it. The outline permission originally required development in phases where, when a full phase is occupied, then highways monitoring is needed before the next phase can begin. The new outline permission, submitted to North Northamptonshire Council about nine months ago, has an approach that predicts and mitigates traffic impact from the offset. This will mean highways upgrades can be completed earlier and that there is more certainty for local residents and occupiers. • NNC is able to approve the outline application under delegated powers and it will be subject to a S106 agreement. It will hopefully be approved by the end of 2025 however the S106 agreement is taking longer than anticipated. The case officer at NNC has given their legal team a nudge to move the S106 process forwards. • The S106 discussions have not started yet but GLP anticipates that the agreement would carry across many of the same community contributions agreed in the first outline permission. Community contributions are index-linked so some contributions will accrue. Other changes expected could be the lengthening of the time GLP will subsidise the new bus route to Magna Park Corby (currently 5 years). MP: • Noted the difficulty of finding out what's going on with s106 agreements. Notes CIL easier for parishes to use than S106 that NNC currently has.	GS to keep CLG updated on when S106 contributions are sent to NNC GS to talk with TSL about how they can help Weldon with drop curve and footpath

	Understands that the developer isn't notified by NNC about when and what their contributions are used on. GS: - Agreed that GLP will continue to keep the CLG updated on when contributions have been deposited with NNC. PD: - Requested that the new pavement that goes from MPC to Weldon be treated with weed killer as it is becoming overgrown. - Raised a concern about a Weldon resident in a wheelchair who is having difficulties after a drop curve was removed. There is also a 140m stretch of pathway that is not all-weather which is causing difficulties. GS: - Will talk with contractor TSL about how they might be able to help with the concerns raised by PD. MP: - Need for parishes and Corby Town Council to follow up on meeting they had with NNC highways.	
5	Construction Update GS: - Construction on the Nike plot completed on Monday. GLP have handed over the building to Nike who will now begin their own fit out process which will take around 18 months. The building is very unique with a lot of autonomous parts to be fitted and 90,000 square ft of office space which will be used by the many IT specialists, engineers, sales teams and managers who will be based at the campus. The building is also compartmentalised to protect stock from fire. - Nike will also build a multi-purpose sports facility as part of the fit out which they are keen to make open to the local community. - Pictures of the completed Nike plot where shared. PD: - Weldon has a football club that lost a football pitch 8 years ago. They would be interested in using the sports pitch. DS: - Nike have a community liaison lead who would be a good person to invite to the CLG next time. GS: - GLP are having conversations with possible occupiers for MPC2. The market is improving. EM: - Noted the announcement of £1bn AI investment in Chelveston, Northamptonshire as promising for leasing MPC2. He noted the possibility of collaborating with GLP at UKREiF conference as NNC is hosting a stand there.	Photos of completed works to be added to MPC website
6	Highways Update PD:	

	- Concern about traffic in Weldon and the parish council's ambitions of putting in traffic calming remains. GS: - Works on the roundabout of the A6116 have been completed. The road signs have been amended after a mistake was highlighted by Cllr Trevor Conway.	
8	AOB MP: - Asked if progress had been made on getting the spine road renamed. GS: - GLP have raised the issue with NNC and will continue to do so however they have been told it is difficult as it has already been adopted by Royal Mail. - He will send EM a note on the actions they have taken so far.	GS to send EM a note on actions taken to change road name so far
9	Date of next meeting DS: It will be in the first quarter of 2026.	Next meeting Q1 2026