

THRAPSTON BUSINESS PARK

Proposals for a high-quality new employment site

Welcome to our drop-in event



IM Properties has submitted a planning application for a well-designed and highly sustainable new business park north of the A14 at Thrapston.

Located close to Junction 13, the 120 acre site is in a prime location to meet the significant demand for new employment space in this part of Northamptonshire – helping to retain existing businesses, attract new employers to the area, and support a more resilient local economy.

It has the potential to accommodate 1,500–2,000 jobs across a range of sectors, including manufacturing, light industry and logistics, which plays an important role in all of our lives and helps other industries to function.

Thrapston Business Park would be delivered by IM Properties – one of the UK's largest privately-owned companies with a strong track record of bringing forward best-in-class developments across the region.

We are working in partnership with DSV – the global transport and logistics company – which is currently based out of two buildings in Thrapston and wants to create a flagship UK facility in the town.

We are committed to working with North Northamptonshire Council and other relevant authorities to bring forward a well-designed and highly sustainable business park that makes a positive contribution to the local community.



Community update

In May 2022, we submitted a 'hybrid' planning application to North Northamptonshire Council (NNC).

This included detailed plans for the first phase of development, including internal site roads, plans for the flagship DSV building, strategic landscaping and other critical infrastructure, and 'outline' plans for remainder of the site, which will require detailed planning applications for individual buildings and facilities as they come forward.

Following the submission of the hybrid planning application, notification of the Titchmarsh Roman Town Scheduled Ancient Monument (SAM) designation was given on 18 August 2023.

We have amended our hybrid planning application in response to the designation, which encompasses the northwest corner of the site.

With the objective of minimising development within the designated SAM area, we are proposing a number of minor amendments to the scheme, including the relocation of the proposed site access off the A605 to the southwest of the site (with an associated minor extension to the application boundary in relation to the access).

This event provides a summary of the key updates and amendments to the masterplan that are being submitted to NNC in Spring 2024.



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About IM Properties



IM Properties, as part of the IM Group, is one of the UK's largest privately-owned companies and a significant investor in the Midlands.

Working with communities, local authorities and household-name businesses, we have a strong track record of bringing forward high-quality developments across the region.

We invest in places as well as sites. We are committed to high-quality design, sustainability and delivering social value beyond the boundaries of our sites. We will apply this same approach to our proposals for a new business park in Thrapston.

Our sustainable vision

There's no ignoring the fact that the effects of climate change are very real and increasingly influential. As one of the UK's largest privately owned property companies, we acknowledge that we have a significant role to play in helping to decarbonise our economy and create a cleaner, greener, more responsible future, which is why we have been working hard to develop a new sustainability strategy.

We've pledged that, over the next decade and beyond - with objectives set for 2030 in line with the UN Sustainable Development Goals - sustainability will be at the heart of our work. Calling on our experience, financial strength and strategic decision-making, we aim to deliver better value, build stronger relationships with our stakeholders, and crucially leave a beneficial legacy in the communities where we work.

Our long-term sustainability strategy is based around a key purpose: to create a sustainable future together, and our vision: to be innovative in creating sustainable developments, fit for the future.

Our track record

We seek to deliver a positive legacy through our development and investment in local communities.

Peddimore

Peddimore is a new employment park being delivered by IM Properties in partnership with Birmingham City Council. The site is designed to attract national and international manufacturing and logistics businesses and, when fully operational, will create around 6,500 jobs.

A key focus of IM Properties' work at Peddimore is a major social value programme to provide opportunities for individuals and communities in Birmingham and Royal Sutton Coldfield.

Mercia Park

Mercia Park is a ground-breaking manufacturing and logistics development in north west Leicestershire that is home to leading international businesses Jaguar Land Rover and DSV. Supporting thousands of jobs through construction into operation, the site is helping to drive economic growth in north west Leicestershire and the surrounding area.

Blythe Valley Park

Located near Solihull, Blythe Valley Park is creating one of the Midlands' most ambitious new sustainable, mixed-use communities. This established master planned site is home to world class occupiers and set in a stunning 122 acre country park.



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Our plans



The masterplan has been amended in response to the Titchmarsh Roman Town Scheduled Ancient Monument (SAM) designation.

The proposals have been developed to meet the needs of business and deliver on our commitment to sustainability, being sensitive to the local area, and providing benefits for the local community.

With the objective of minimising any development within the designated SAM area, we are proposing that a number of minor amendments to the scheme are brought forward which, in summary, comprise:

- Relocation of the site access off the A605 to the southwest of the site
- Relocation of one of the principal attenuation ponds
- Relocation of the primary sub-station and foul water pumping station
- Reconfiguration of Plot 3
- Revision of the pedestrian/cycle access strategy
- Provision of a 'stand-off' to the SAM boundary which further protects its integrity

Unit 1 which is to be occupied by DSV, remains unaltered, as does the 'Innovation Centre' proposed for Plot 4. The description of development remains unaltered.

The updated masterplan shows

- 1 A new roundabout on the A605 – providing safe access for vehicles into and out of the site
- 2 A flagship new facility for DSV – accommodating growth of the business and providing a highly sustainable and efficient base for its operations in Thrapston
- 3 Space to attract other occupiers – with the potential for a range of building sizes to meet the specific needs of individual businesses and providing a mix of quality jobs
- 4 Flexible space for smaller occupiers – supporting innovation and growth of local businesses
- 5 A strategic landscape corridor at least 33m wide along the northern boundary and extending to 100m at its widest point – helping to screen sensitive views
- 6 Structural landscaping around the site and between buildings – helping to soften the environment, filter views of buildings, and create a network of linked green spaces
- 7 Area of Scheduled Ancient Monument designation – where consideration has been given to mitigating impact on this area by introducing a significant landscape buffer and keeping planting to simple scrub species



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DSV



DSV, the global transport and logistics company, has selected this site to be the home for its flagship new facility in Thrapston.



DSV has been a local presence for over 40 years and originally operated as the Thrapston Warehouse Company when it was based in the centre of the town.

DSV needs the new facility to accommodate growth of the business and provide a highly sustainable and efficient new base for its operations in Thrapston, which are currently split across two buildings at Haldens Parkway that do not meet existing needs, create major inefficiencies and have limited scope for improvement.

The new facility would serve DSV customers in a range of sectors, from fashion to pharmaceuticals. It would employ 722 permanent staff, including around 200 members of the existing Thrapston operation who live locally.

DSV is committed to sustainability and is working with IM Properties to ensure its new facility contributes to a site-wide strategy for environmental responsibility.



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General update: May 2024



ILLUSTRATIVE LANDSCAPE STRATEGY

The Scheduled Ancient Monument (SAM) designation area encompasses the northwest corner of the site where the site access off the A605 was originally proposed, alongside an attenuation pond, pedestrian/cycle facilities and landscaping.

The scheme revisions we have made respond positively to the SAM designation, and seek to safeguard and where possible enhance the understanding of the SAM. This includes minimising development within the designated SAM area and a 'stand-off' to its boundary which further protect its integrity.

The key updates to the masterplan that are being submitted to North Northamptonshire Council in Spring 2024, together with other amendments in response to consultation comments, are summarised here.

Landscape:

Adjustments have been made to the landform design and surrounding sustainable drainage (SuDS) including relocating one of the principal attenuation ponds.

The central ecological corridor that runs alongside the main internal road has been widened with a planted edge to the road. The position of the swale

and pedestrian path have been adjusted to create a more tranquil walking route, with a continuous tree canopy and hedge and scrub planting.

Existing boundary hedgerows will be rejuvenated where necessary with new native planting. Newly created ponds at the new entrance gateway work in tandem with low level planting, signage and potential public art to create cohesive landscape features.

Ecology:

The area of the SAM will be taken out of intensive agricultural use and a new wildflower meadow established instead. This will be managed using a traditional cycle hay harvesting, with the meadow seeded to support a wide range of species.

More trees will be incorporated that will help to encourage wildlife as well as improve air quality, increase flood mitigation and cool the site during periods of intense heat and drought.

The updated masterplan includes a widened and improved bat corridor which is planned as a central feature within the site to link with the established hedgerows and surrounding green infrastructure.

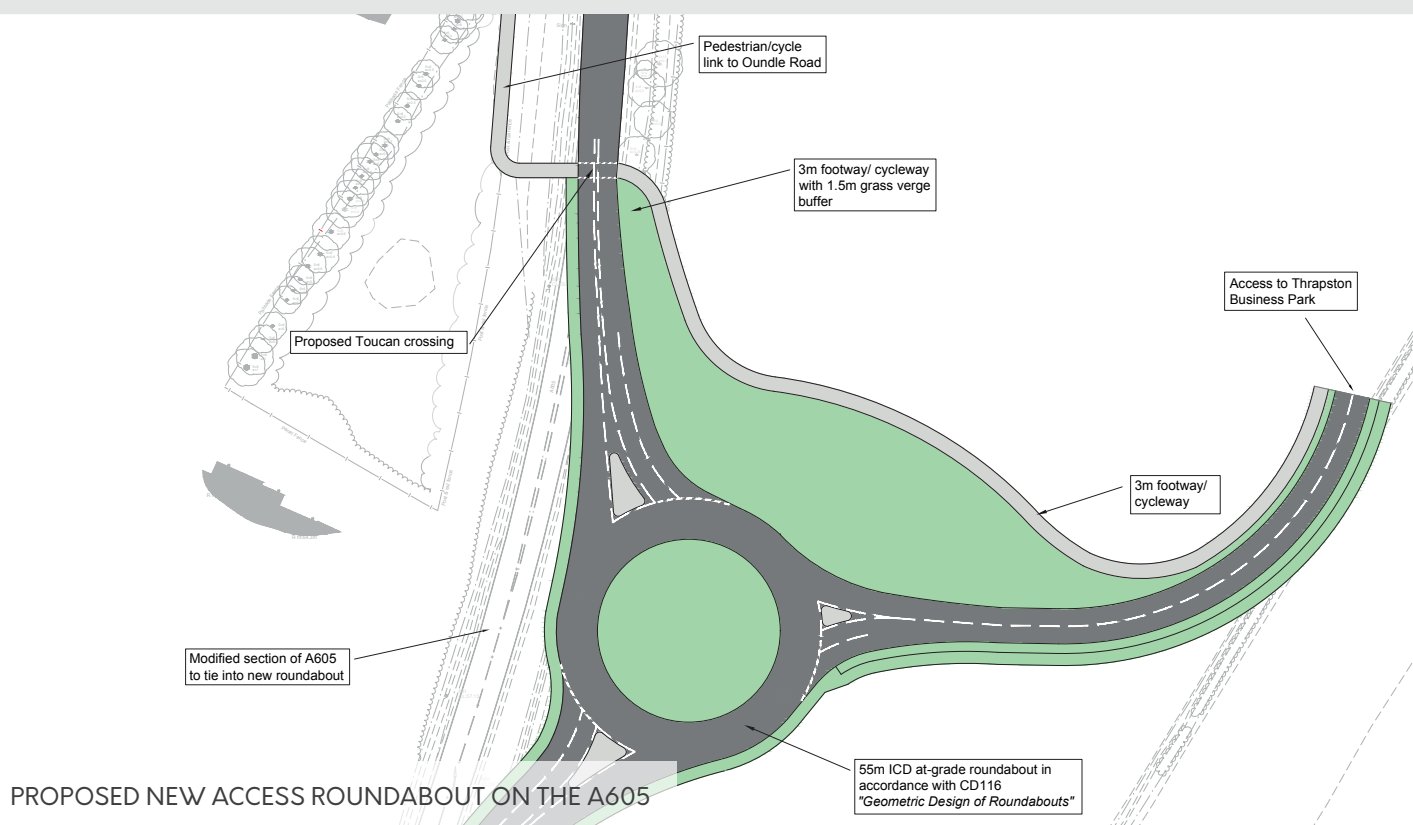
Lighting:

The lighting design and installation will follow appropriate British Standards. The luminaires used have been chosen to provide the required illumination levels, whilst avoiding direct upward light pollution and minimising spill light to surrounding locations.

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Site access



One of the key changes we have made to our masterplan in response to the Scheduled Ancient Monument (SAM) designation is the relocation of the proposed site access off the A605 to the southwest of the site.

Previously the main part of the site was to be accessed via alterations to the existing Oundle Road/ A605 roundabout, which would have increased the size of the roundabout by creating a fourth arm into the site.

The revised proposals now instead include the creation a new three arm roundabout approximately 300m south of the existing Oundle Road roundabout.

This will provide a new 3m shared use footway/ cycleway between the site and Oundle Road which will cross the A605 at a new signalised Toucan Crossing located to the north of the roundabout – replacing the previously proposed footway/ cycleway works to the north around the existing Oundle Road roundabout within the SAM.

Works on Oundle Road including the connectivity to the Innovation Centre (Plot 4) and the existing footway have been slightly altered to reflect the new connection to the south of Plot 4 between the A605 and Oundle Road.

Due to the change in the site access arrangements, the existing Oundle Road roundabout will not change in size. However, capacity improvement

works will be required to mitigate the forecast increase traffic using the A605 northbound and Oundle Road. The scheme proposes to increase the entry width on the A605 and Oundle Road arms to enable two vehicles to sit side by side. The exits will be widened to provide a short merge.

Highways mitigation

Through continuing dialogue, it has been agreed with both National Highways and North Northamptonshire Council (as Local Highway Authority) that the proposed mitigation schemes along the A605 corridor effectively mitigate both the individual and cumulative impacts of both the IMP and Newlands developments. It is agreed that in accordance with the NPPF, the development would not result in a severe impact on highway safety or capacity in Thrapston. The updated planning submission will detail the position we have reached.

Noise mitigation

A new noise assessment, has been undertaken to determine the potential effect of the revised development parameters, which followed the same methods that had been agreed with North Northamptonshire Council for the previous assessment work.

A new, 4m high acoustic barrier along the western side of the A605 has been designed specifically to address noise from vehicles using the revised site access.

This new barrier, in combination with specific on-plot mitigation that will vary according to the detailed site layout designs that come forward, has been found to result in the same overall outcomes as had previously been identified.

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Social value and community



SUPPORTING THE IN THE PINK INITIATIVE AT MERCIA PARK

We are committed to working with communities and ensuring our developments deliver direct benefits for local people that extend beyond the boundary of the site.

IM Properties' commitment to delivering social value is informed by Sustainable Futures – our long-term sustainability vision and its three central themes of People, Place and Planet. Our approach is aligned to the UN Sustainable Development Goals, which provide a blueprint to help us achieve a better and more sustainable future for all.

Delivering improved social outcomes at Peddimore

We have made a long-term commitment at Peddimore, Birmingham to deliver a programme of Social Value activity. We aim to support and empower people local to Peddimore and we believe that it can be the catalyst for greater opportunities for local people who may not work directly at the site.

To date we've delivered over 2,350 hours of volunteering, made over £233,000 of charitable donations, supported 35 community organisations, and provided over £114,000 of grants through the Peddimore Community Fund.

Together with local training providers, schools, colleges and community groups, we're actively nurturing talent in the area and in doing so helping to address the national skills shortages in the manufacturing and logistics sectors.



Supporting the Urban Devotion initiative at Peddimore



Social value at Mercia Park

We worked with our contractor and supply chain to provide job, work experience and training opportunities; engaging with local businesses to maximise contract and supplier opportunities locally; and supporting local schools, colleges and universities to inspire young people to consider careers in the construction and built environment sectors.

We set up an on-site 'Future of Construction' Training Centre that was used by our contractor and local training providers to host skills courses and recruitment days, and opened a Sustainability & Innovation Hub to showcase new technologies being used in the development and provide a space to host educational visits.

Separately, we launched the £350,000 Mercia Park Community Fund to help local projects. Managed by Leicestershire and Rutland Community Foundation, the fund typically offered grants of up to £5,000 primarily to projects that strengthen communities or improve the natural environment.



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Social value and community



SUPPORTING ORCHARD ALLOTMENT SOCIETY AT MERCIA PARK

We want to maximise the community benefits arising from our investment and activity in Thrapston.

This could be through a combination of skills, training and education programmes, supporting community projects, and delivering facilities and amenities that local people want to use.

The extent and nature of the social value opportunity at Thrapston Business Park will be shaped by our understanding of the local issues and context, and how the design, delivery and long-term stewardship of the site might align with this.

Our initial research has given us an insight into the issues potentially impacting on Thrapston and Titchmarsh, a number of which the project may be able to support. These are focused on the following themes:

- Wellbeing including support for those on low incomes
- Support for young people including mental health
- Support for older people to help them maintain independence
- Nature and the environment
- Arts, sport, culture and heritage

People: community fund

Independent of the planning process, we would create a community fund for Thrapston, Titchmarsh and surrounding villages that could be used to support local community projects. These could range from improving public spaces and facilities, to improving community buildings, or supporting community projects and initiatives that can benefit individuals of all ages and backgrounds.

Place: improving skills

We work with prospective and new occupiers of our sites to explore ways to help local people access new jobs and improve their skills.

We are delivering extensive construction-related skills, training and education programmes in other parts of the West and East Midlands, and would bring relevant elements of this approach to Thrapston to ensure local skills are developed and job opportunities are created during the construction phase.

We are also collaborating with other parts of our business to provide broader educational support to make a positive contribution to whole school outcomes.

Place: community access to green spaces and amenities

Our plans include a network of linked green spaces and outdoor amenities across the site, as well as options to enhance public access on parcels of off-site land bordering Titchmarsh, that would be accessible to people of all ages in Thrapston and Titchmarsh.

We are also exploring how the development could support existing local projects, including plans for the Greenway and the Thrapston Nene Valley Park. We will continue to liaise with the council and other interested parties alongside the planning process to progress these opportunities.

Planet: sustainable buildings

We are committed to low energy specification, renewable technologies, and sustainable procurement, and we will be liaising with all potential occupiers to optimise their energy strategy. All buildings at Thrapston Business Park will have a BREEAM excellent accreditation and EPC A-rating.

Planet: natural environment

Our original proposals were to deliver a minimum 30% net gain in biodiversity, across the main development site and off-site parcels towards Titchmarsh. Reconfiguration of the scheme and safeguarding of the SAM in particular, provides opportunity for additional habitat planting, which will boost our on-site and overall biodiversity net gain provision. The updated position will be communicated in our forthcoming planning submission.

