

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.



Updating the local community

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

- Detailed plans for the first phase of development, including internal site roads, plans for the flagship DSV building, strategic landscaping and other critical infrastructure.
- 'Outline' plans for remainder of the site, which will require detailed planning applications for individual buildings and facilities as they come forward. These applications would be developed in accordance with the Design Code to ensure a consistent approach across the whole site.

NNC undertook its own statutory consultation on the application, which resulted in a range of comments from the council's officers and statutory consultees.

After extensive dialogue with the council's officers and external consultees, we submitted our response to these comments, made appropriate amendments and provided additional information where necessary. This information was the subject of a further statutory consultation by NNC which started in early January 2023 and concluded on 14 February 2023.

Since May 2022, we have also continued to engage in proactive discussions with NNC and National Highways on relevant transport issues.

This event provides an update on our transport work.



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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

Currently under construction, 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

Currently under construction, Mercia Park is a major new employment park in north west Leicestershire that will become home to leading international businesses Jaguar Land Rover and DSV Group. The site will support up to 3,400 jobs, 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 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.

It would deliver an integrated solution to many other factors relevant to development of the site, including:

- Creating a high-quality gateway into Thrapston that marks your arrival to the town when travelling along the A605 from the north
- Reprofilling the site to create level plateaus for buildings and redistributing soil within the site to minimise any import / export of materials
- Meeting the operational requirements of occupiers and supporting their workforces with amenity space as part of an attractive, safe and well maintained setting
- Meeting the requirements of the highway authority to ensure the safe movement of people and vehicles across the site
- Providing utilities that allow the site to operate as part of a sustainable energy strategy

The masterplan shows:

- 1 An enhanced roundabout on the A605 – providing safe access for vehicles into and out of the site and improving the movement of traffic through the junction
- 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 and providing a new connection for pedestrians and cyclists linked to local routes
- 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 A series of linked water features – forming part of a sustainable drainage system (SuDS) that manages surface water (flow and quality), holds it in underground tanks and open-air ponds, and ensures the site does not result in flooding nearby

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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 January 2023



INDICATIVE IMAGE FROM THE NORTH-WEST CORNER OF THE SITE

Following the submission of our planning application in May 2022, North Northamptonshire Council (NNC) undertook its own statutory consultation on the application which resulted in a range of comments from the council's officers and statutory consultees.

After extensive dialogue with the council's officers and external consultees, we submitted our response to these comments, made appropriate amendments and provided additional information where necessary.

This information was the subject of a further statutory consultation by NNC which started in early January 2023 and concluded on 14 February 2023.

The information we submitted to the council is summarised in the next column.

The full pack of information can be found on the NNC planning portal by searching for application reference NE/22/00698/OUT.



DSV corporate cladding strategy



Revised DSV cladding strategy for Thrapston

Design:

We amended the detailed appearance of the proposed DSV building (Plot 1) to link it more closely to the cladding strategy for Plots 2 and 3, and to reduce the visual impact of the north west corner of the DSV building.

These changes are reflected in a range of updated documents, plans and CGIs.

The Design and Access Statement has also been updated to clearly communicate the pedestrian, cycle access strategy and connectivity from the site into Titchmarsh.

Landscape:

We submitted a new document to help the council assess the suitability of the cladding strategy from key viewpoints, and to demonstrate that the choice of building colours is the most appropriate approach for the local landscape.

This is also reflected in detailed changes to the landscape chapter of the Environmental Statement and to the Landscape and Visual Impact Assessment.

Ecology:

In response to comments from the council's ecologist, we updated the Bat Activity Survey within the Environmental Statement to include additional maps showing the extent of bat usage along existing hedgerows.

Noise:

This chapter of the Environmental Statement was updated in response to requests for clarification on the potential mitigation solutions and additional modelling work to demonstrate its effectiveness in mitigating the impacts of any on-site noise.

Environmental Statement (ES):

The Cumulative Assessment section of the ES was updated to reflect all of the above changes.



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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.

Prior to the employment park being operational, we've delivered 845 hours of volunteering, raised over £65,000 for community projects, and provided over £55,000 of funding to 28 projects.

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 are working 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 is being 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 will typically offer 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

We are committed to the development delivering a 30% net gain in biodiversity, which is significantly greater than the 10% requirement set to come into force in November 2023.

To ensure the best possible outcomes for the natural environment, we are also taking the project through the design accreditation process for 'Building with Nature' - the UK's first green infrastructure standard.

