

Mike Burgess

From: David Green [REDACTED]
Sent: 14 June 2019 14:23
To: Planning Policy
Cc: Karin Hartley; Alex Robinson
Subject: NLP2 SUBMISSION DRAFT - Representation made obo Duncan Group
Attachments: FINAL_Representation Form.pdf; 190614 - Objection from Duncan Group to Local Plan Part 2 (with appendices).pdf

Dear Sir/Madam,

On Behalf of our client the Duncan Group, please find attached our response to the NLP2 Development Plan Document.

Please confirm safe receipt.

Kind regards

David Green
Director
Delta Planning

T: [REDACTED]
M: [REDACTED]
E: [REDACTED]



1 Chester Court, 1677A High Street, Knowle, Solihull, B93 0LL | Tel [REDACTED] | www.deltaplanning.co.uk

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REPRESENTATION FORM FOR THE NORTHAMPTON LOCAL PLAN PART 2 PROPOSED SUBMISSION DRAFT (REGULATION 19 CONSULTATION)

Northampton Borough Council is preparing a Local Plan Part 2 for the Borough which will supplement the West Northamptonshire Joint Core Strategy and will replace Saved Policies in the Northampton Borough Council Local Plan (1997). The Local Plan Part 2 will cover the period to 2029. This stage is the Proposed Submission Draft Local Plan Part 2 (Regulation 19) and is the version of the plan that the Council intends to submit to the Planning Inspectorate for independent examination.

This form should be used to make representations on the Northampton Borough Council Local Plan Part 2 Draft Submission.

You can submit your representation online using our electronic form through the link below:

www.northampton.gov.uk/lp2proposedsubmission

A downloadable version (MS Word) is also available on the same page.

Under the General Data Protection Regulation (GDPR), Northampton Borough Council needs to inform you of the reasons why we are capturing your data and what we will do with your data. Any personal data collected and/or processed will be dealt with in accordance with the Data Protection Legislation and the Council's Data Protection Policy. Data is held securely and accessed by, and disclosed to, only individuals where relevant to this policy / procedure.

View Northampton Borough Council's Privacy Policy here:

<https://www.northampton.gov.uk/info/200031/data-protection/175/data-protection>

Please note that it is not possible for representations to be considered anonymously. Representations will be published on the consultation website and included as part of the submission to the Inspector. Address and contact details will be removed from published responses.

I agree to the Council collecting my personal data so that they can process my reply to the Northampton Local Plan Part 2 Proposed Submission Draft Regulation 19.

☒

Yes (please tick)

**Please complete and submit by 5pm on Friday 14 June 2019.
Responses received after this time will not be accepted**

Ref:

(For official use only)

This form has 2 parts:

Part A Personal details

Part B Your representation(s).

Please fill in a separate sheet for each representation you wish to make

Part A: Personal Details

Q1: Are you making this representation as? (Please tick as appropriate)

a) Resident or member of the general public

☐

b) Local Authority or Town/Parish Council

☐

c) Landowner

☐

d) Agent / Consultant (on behalf of) **Duncan Group**

☒

e) Other organisation (please specify which type of organisation below):

**If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in column 2.*

	Personal Details	Agent's Details (if applicable)
Title		Mr
First name		David
Last name		Green
Job title (where relevant)		Director
Organisation (where relevant)	Duncan Group	Delta Planning
Address line 1		1 Chester Court
Line 2		1677A High Street
Line 3		Knowle
City / Town		Solihull
County		West Midlands
Postcode		B93 0LL
Telephone number		
Email (if provided we will always contact you this way)		

Part B: Representation(s)

Please use a separate sheet for each representation

Please read the accompanying notes before completing Part B. The notes explain what we mean by soundness and legal compliance. These are questions that we are expected to ask consultees.

Please note all comments will be made publicly available. If you do not have sufficient space in the box, please continue on a separate sheet or expand the box.

2: Do you consider the Northampton Local Plan Part 2 to be legally compliant?	Yes	<input checked="" type="checkbox"/>	No	
If NO , is this because it is: (please tick all that you think apply)				
Not prepared in accordance with the Local Development Scheme				
Not prepared in accordance with the Statement of Community Involvement				
Not consistent with the regulatory requirements for consultation				
Not compliant with the duty to cooperate				
Not accompanied by a compliant Sustainability Appraisal				

2 (1): Please give details of why you consider the Northampton Local Plan Part 2 Submission Draft document is not legally compliant. Please be as precise as possible.

Please see submitted Covering Letter.

3: Do you consider the Northampton Local Plan Part 2 to be sound?	Yes		No	<input checked="" type="checkbox"/>
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3 (1): If NO, is this because it is: (please tick all that you think apply)	
Not positively prepared	<input checked="" type="checkbox"/>
Not justified	<input checked="" type="checkbox"/>
Not effective	<input checked="" type="checkbox"/>
Not consistent with national policy	<input checked="" type="checkbox"/>

4: To which part of the Local Plan does this representation relate?	Paragraph number	Policy number	Policies Maps
Chapter 8 Economy		16	x

4 (1): Please set out the changes that you consider are necessary to make the Northampton Local Plan Part 2 Submission Draft document legally compliant and / or sound including revised wording of any policy text, and reasons why the proposed change would make it legally compliant and/or sound. Please be as precise as possible.

The Local Plan Employment Strategy is inadequate, does not reflect the evidence of need and is not positively prepared. It therefore does not meet national policy requirements. It should allocate additional employment sites to meet the clearly identified employment need. Policy 16 should be expanded or an additional policy included to allocate additional employment sites.

Land at Houghton Gate, Bedford Road, Northampton should be allocated as one such site.

See attached covering letter for our full response.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support / justify the representation and the suggested changes, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

SUSTAINABILITY APPRAISAL

5. Which part of the document do you wish to comment on? (please give the relevant paragraph or policy number).	
Paragraph	
Comments	n/a

HABITATS REGULATIONS ASSESSMENT

6. Which part of the document do you wish to comment on? (please give the relevant paragraph or policy number).	
Paragraph	
Comments	n/a

7: If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing(s) if invited to do so by the Inspector?

No, I do not wish to participate at the oral examination		Yes, I wish to participate at the oral examination	X
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8: If you wish to take part at the oral examination, please outline why you consider this to be necessary (please note the Inspector will determine who will be invited to be heard at the examination hearing(s))

We wish to take part in the Local Plan examination as we seek to be involved in the discussions regarding employment land provision. We object to Chapter 8 'Economy' based on the absence of any new employment allocations. We are promoting land at Houghton Gate, Bedford Road, Northampton to be allocated as one such site.

See attached covering letter for our full response and further details of the opportunity at Houghton Gate.

9: Please tick a box if you wish to be notified of further progress of the Local Plan Part 2 (please tick all that apply)

When the Northampton Local Plan Part 2 has been submitted for independent examination under Section 20 of the Planning and Compulsory Purchase Act 2004 (as amended)	X
When the report of any person appointed to carry out an independent examination of Northampton Local Plan Part 2 is published	X
When the Northampton Local Plan Part 2 has been adopted	X
Other (please specify)	

10: Signature		Date	14/06/2019
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**Thank you for taking the time to complete the form.
Please return it to**

Email:

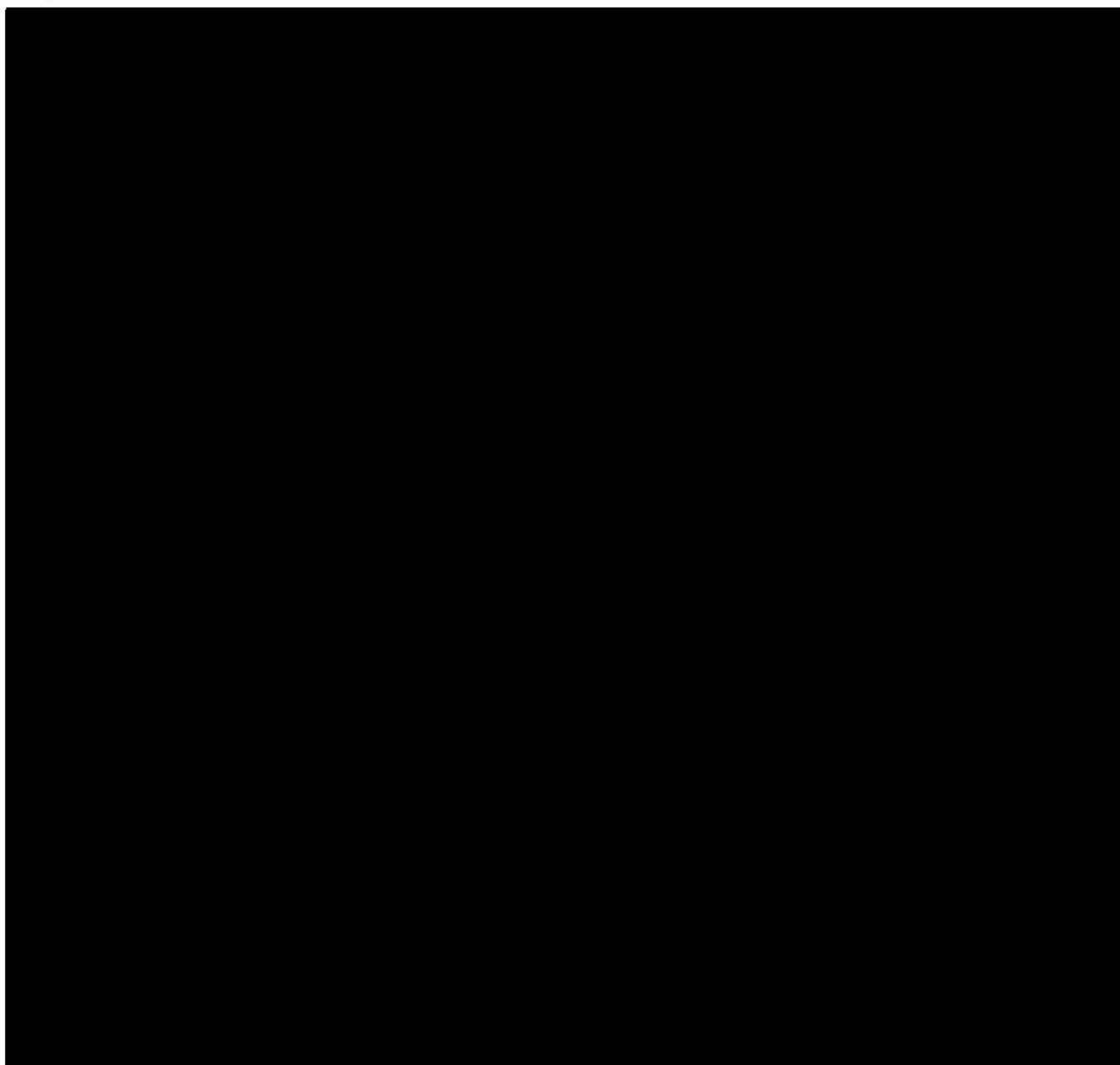


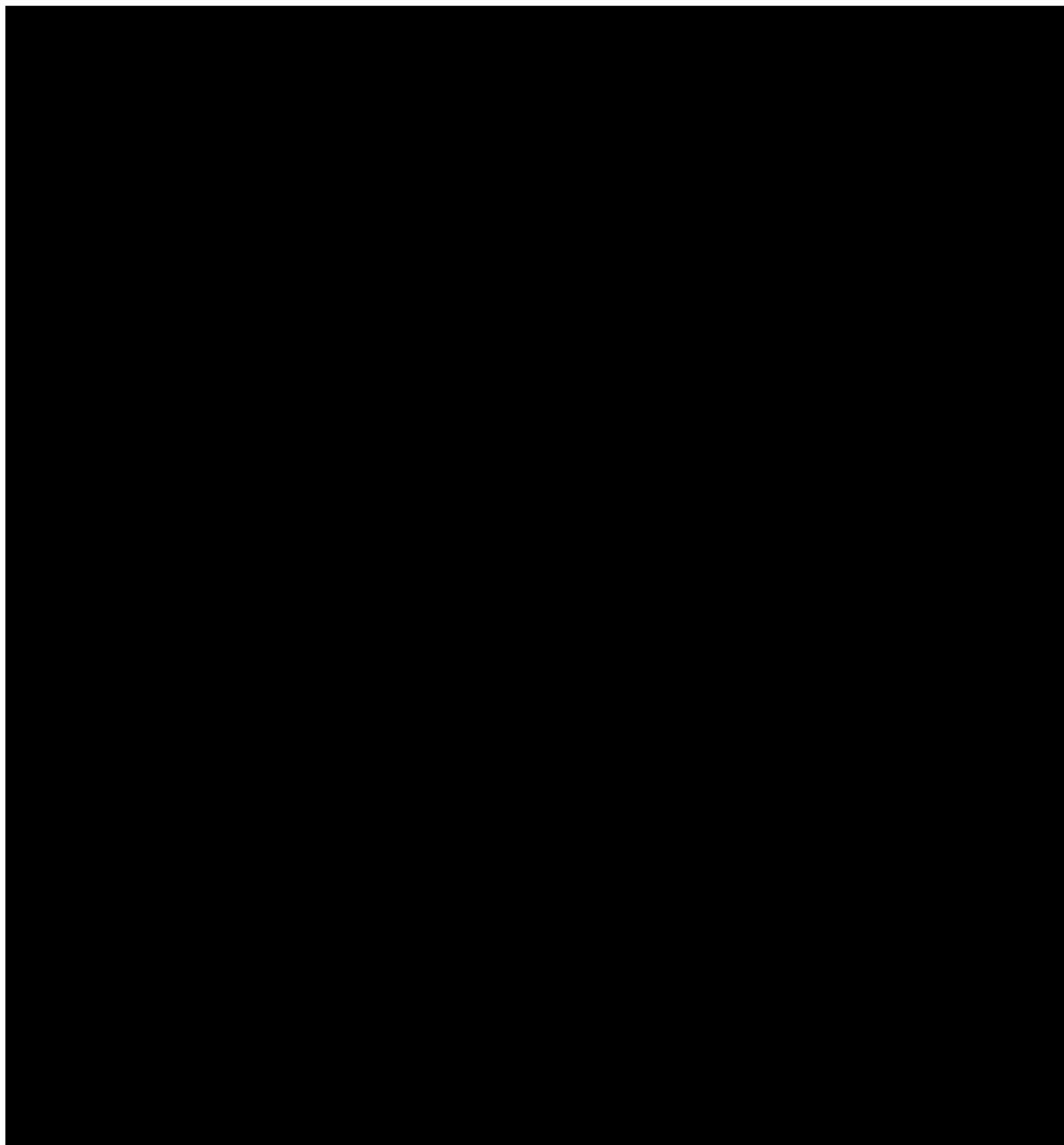
By post or by hand to:
Northampton Borough Council
Planning Policy, The Guildhall, St Giles Square, Northampton, NN1 1DE

Equality Monitoring Form

To ensure that the council's equality policy is operating effectively, we would be grateful if you could complete this monitoring form. However, you are not obliged to answer any of these questions.

Any personal information will be treated in the strictest of confidence. It is for monitoring purposes only and will not be shared with any other individual or organisation.

A large solid black rectangular box redacting the entire content of the form.



Planning Policy (NLP2 SUBMISSION DRAFT)
Northampton Borough Council
The Guildhall,
St Giles Street,
Northampton
NN1 1DE

Date: 14 June 2019
Our ref: DG2

Dear Sir/Madam,

Northampton Local Plan Part 2 Proposed Submission Draft (Regulation 19) Consultation

We write on behalf of our client, the Duncan Group, to make representations to the Northampton Local Plan Part 2 Proposed Submission Draft (Regulation 19) consultation. Duncan Group's interest relates to its land at Houghton Gate, Bedford Road, Northampton which it is promoting for employment use. The location of the site is shown at Appendix 1. This letter should be read in conjunction with the completed Representation Form attached.

Objection to Employment Chapter 8 - Absence of Employment Allocations

Our representation focuses on Chapter 8 of the Draft Plan which outlines the draft economic policies of the Council.

In the introductory text Chapter 8 outlines the qualities of Northampton as an employment location and the context to the subsequent policies. The commentary includes:

- Confirmation that Northampton is the County's main employment area.
- Commentary on the wide range and quality of employers located in Northampton.
- Reference to the huge success of the Enterprise Zone.
- Reference to national statistics that note Northampton as being 2nd only to London as the best place nationally to start a business.
- References to a National Infrastructure Commission paper on the proposals and options to maximise the potential of the Cambridge-Milton Keynes-Oxford Corridor, and that this paper highlighted the importance of Northampton as a centre for high performance engineering.
- The need to continue to create the right number and quality of jobs to ensure that Northampton's residents can continue to have access to jobs.
- The need to meet the JCS requirement of 28,500 jobs (minimum); that most of these will be delivered in Northampton and that forecasted growth appears to be on track.

This commentary then leads to the creation of two policies, 15 and 16 within Chapter 8 which essentially seek to safeguard existing employment sites for employment use and encourage new employment to come forward in such areas. These policies are acceptable as far as they

go but the chapter and the policies do little else to promote employment development and the furtherance of economic growth. Indeed, it appears from Paragraph 148 that the Council is wholly reliant on safeguarding historically allocated employment sites to create ongoing opportunities for extensions, redevelopments and churn. Aside from this, Paragraph 150 lends some support to employment schemes outside designated employment sites coming forward where they are compatible with their surrounding uses, but this positive statement appears to relate to small proposals within mixed use areas and is not followed up in the wording of either draft policy in any event. The Title of Policy 16 suggests it may give support for employment schemes outside designated areas, but the policy wording does not follow this through to provide any policy advice as to where this may be acceptable.

Moreover, Chapter 8 does not seek to allocate any new employment sites. This is contrary to the Council's own Employment Land Evidence Base (Northampton BC/Peter Brett Associates 2018) which barely gets a reference in the pre-ambles except as a footnote in the market commentary review. Yet this evidence provides some important context and policy advice as follows:

- Part 5 of the Assessment notes that the Joint Planning Unit updated Employment Technical Paper (2013) had identified that the employment land pipeline would likely be running low by the end of the Core Strategy period and there is a risk that there will be insufficient land available to provide for adequate flexibility, choice and churn in the market. In response to that the Core Strategy included the allocation of the Junction 16 site, and this together with other additions like DIRFT III was considered a sufficient increase to overall supply. It is clear however that these sites are only providing for the large scale regional/national distribution market however (with units mostly in excess of 20,000 sq.m) and not the local employment market. These sites are not therefore providing for the need for choice and churn in small to medium sized units.
- Part 5 of the Assessment also summarised the Peter Brett Associates (PBA) analysis of the local commercial property market. This concluded that there is strong market for industrial space in Northampton. Whilst the main focus for development in recent years has been for large scale units of 9,300sq.m or above and supply for that is reasonable, existing total stock of mid-size units (2,800sq.m – 9,299sq.m) is low. PBA concluded with the comment that there is substantial demand for new industrial and distribution development across all unit sizes in Northampton and that if new land is provided, it will be viable and developed.
- Part 10 of the Assessment includes (amongst other recommendations) that the Local Plan Part 2 should formulate policies which not only seek to safeguard existing employment sites, but also to support the allocation of new employment sites following an assessment process. It is clear the Draft Plan does not meet this recommendation.

Additional evidence appended with this letter from local industrial agent TDB Real Estate (Appendix 2) ratifies the need for additional sites as highlighted in the Employment Evidence Base. Their experience is that whilst there is likely to be sufficient supply of land and buildings for large scale distribution type uses through strategic allocations, there is clear evidence that

the availability of small to medium sized buildings is at an all time low and there is a critical under supply. The existing land supply is focussed on the larger distribution sector, which whilst very important to the local economy, does not always satisfy all local employment needs. It can be seen that present occupier enquiry levels significantly exceed existing and proposed building and development supply in the market. Unless this is rectified, the result will be that both new and existing businesses may be forced to locate to locations other than Northampton either nationally or even internationally, with resultant job losses.

Based on the above, it is considered that the Local Plan is not positively prepared or sound, nor does it comply with Paragraph 80 of the National Planning Policy Framework (NPPF) which requires policy makers to help create the conditions in which businesses can invest, expand and adapt. The NPPF places significant weight on the need to support economic growth and productivity taking into account both local business needs and wider opportunities for development. It requires an approach that allows an area to build on its strengths, counter any weaknesses and address the challenges of the future. It notes that it is particularly important in areas with high levels of productivity that opportunities should be taken to capitalise on their performance and potential. The draft Local Plan is clearly failing to achieve this.

Accordingly, it is clear that the Local Plan Part 2 does not meet with the above policy aims and that Chapter 8 should be expanded to include a new policy with new additional sites. We submit that one such site should be Duncan Group's land on the Bedford Road known as Houghton Gate. The site's location immediately adjacent to Brackmills Industrial Estate makes this an ideal location to address occupier requirements. The Duncan Group is committed to building out part of the site itself as well as having market interest in the location from other occupiers as demonstrated by the letters contained within Appendix 3.

It is therefore considered that the Draft Plan does not make sufficient provision for employment development which does not comply with the NPPF.

Details of Land at Houghton Gate, Bedford Road (Omission Site)

The site at Houghton Gate extends to approximately 20 hectares (gross). It is a former gravel extraction site and following the completion of this work the site was filled with inert waste materials in the late 1990s and reinstated. It currently comprises of unfarmed agricultural land. The site is identified on the attached plan included as Appendix 1.

The site is located adjacent to the edge of the urban area of Northampton, immediately north of the extensive Brackmills Industrial Estate, home to a large number of manufacturing and distribution businesses, and east of The Lakes Business Park.

The site is bounded by Bedford Road (A428) to the south, The Lakes Business Park to the west, Hardingstoke Dyke to the north with the Upper Nene Valley Gravel Pits beyond and agricultural land to the east. The site can currently be accessed from Bedford Road. The villages of Great Houghton and Little Houghton lie to the east.

The Upper Nene Valley Gravel Pits is a protected nature conservation site, which was designated as a Special Protection Area (SPA) and RAMSAR site in 2011. It is also a Site of Special Scientific Interest (SSSI).

The site is in an accessible location 4km east of Northampton Town Centre. It is immediately adjacent to, and in walking distance of, the extensive Brackmills Industrial Estate and The Lakes Business Park, both providing a wide range of commercial, logistics and industrial uses. The proposed development at Houghton Gate would be akin to the surrounding land uses and therefore the existing highway network is designed to accommodate the type of traffic likely to be generated.

Houghton Gate also provides a strategic location, close to the A45, providing direct access to the trunk road network with connections to the M1, M6 motorways and A14 corridor. This location provides connectivity to a huge catchment for HGVs, whilst the proximity to Northampton provides employment opportunities for a local workforce.

The site offers sustainable transport connections with hourly bus links to central Northampton and Bedford, via the A428, calling at a number of villages in between. A footway runs adjacent to the site along the A428, offering a direct pedestrian connection to Brackmills Industrial Estate and, with a modest upgrade, could easily integrate with the existing cycle network. The railway station is just 4 kilometres away on foot or by bicycle, and the majority of Northampton can be reached by bicycle in under 30 minutes.

Site Promotion Background

The site was promoted by the Duncan Group in 2006/2007 for offices as an extension to The Lakes Business Park, but following a change in policy regarding the location of offices, this scheme was abandoned.

In the intervening years the site has been under option to Northamptonshire County Council (NCC) and was under review as a location for a new secondary school together with a park and ride. In 2018 NCC however confirmed it is no longer interested in taking the school proposal further and that option has lapsed.

In August 2018 the Duncan Group submitted the site to the current Local Plan Review 'call for sites' as a site for employment use. A meeting was held with the Local Plan team in December 2018 to discuss the scheme in further detail. In February 2019, a request for a scoping opinion was submitted to determine whether the development proposal would constitute EIA development and work on a planning application commenced. In March 2019, the Borough Council issued its EIA Scoping Opinion which confirmed that should an application be submitted it would require an EIA. Work on the EIA has commenced, and in particular detailed discussion has commenced with Natural England to ascertain what mitigation is needed to ensure any development would have no significant impact on the Upper Nene Gravel Pits SPA. Pre-application advice has also been commenced with the Highways Authority over the Transport Assessment required to support any application and a scoping document has been submitted to them. Other survey work on the planning application and EIA is ongoing in parallel to the Local Plan review.

Relevant Planning Policy

The adopted Joint Core Strategy lends support to development that is *'in and adjoining the urban area of Northampton'*. Given the site meets this criteria and is not covered by any other specific land use policy designation, this policy would lend support to the principle of development in this location.

Given the site is located immediately to the south of the Upper Nene Valley Gravel Pits SPA/Ramsar site, Policy BN4 of the JCS is also relevant. This policy does not preclude development taking place adjacent to this European protected wildlife site, but requires new development proposals to demonstrate that there will be no significant adverse effects upon the integrity of the site and the species for which the land is designated. The northern part of the site also falls within the 250m SPA Buffer Zone. In accordance with Policy BN4, in order to protect sightline for birds included within the SPA, an assessment will need to be carried out for any development proposal within this buffer zone to demonstrate that it will not have a significant adverse effect. If the development is directly adjacent to existing buildings it should reflect surrounding building heights.

The implications of the above policies on the proposals are currently being assessed by the site promoters in consultation with Natural England but there is no in principle objection to the development of the site subject to agreement on development scale and mitigation. Furthermore, migrating bird surveys carried out over the winter of 2018/2019 show that the site does not constitute supporting habitat.

Development Proposal

The proposal for the site will be dictated by the eventual mitigation required for the adjacent SPA but in essence a mixed employment scheme of B1c/B2/B8 employment uses will be promoted focussing on providing small to medium sized employment units between 500 sq.m to 10,000 sq.m to serve the local market, together with open storage uses. The units will be located on the southern part of the site closest to the Bedford Road. It is estimated that up to 30,000 sq.m of development could be accommodated on the southern area. As the northern part of the site falls within the 250m SPA Buffer Zone, Natural England has advised that building heights in this northern area would be restricted and therefore this area will be the focus of open storage uses, site infrastructure, landscaping, drainage and biodiversity enhancement measures. There is also some historic interest from the County Council in using part of the site as a park and ride facility and this use could also be integrated into the scheme should there be an identified need. At this stage it is estimated that the net developable area of the site is in the order of 11 hectares.

The site promoter, Duncan Group, is a local developer with a 35 year track record of developing around Northampton. In terms of delivery, Duncan Group control all of the land which has no title or agricultural tenancy restrictions and would seek to bring the site forward immediately such that it would be delivered within the first 5 years of the Local Plan period.

As referenced earlier, Duncan Group has already received some very strong occupier interest in this site from existing businesses looking to expand or consolidate their operations in

Northampton, and is also committed to delivering a range of small business units itself. This evidence is provided at Appendix 3.

It is estimated that the scheme would support at least 400 direct jobs using HCA published density guidelines with adjustment to reflect known occupier job estimates.

Conclusions

It is submitted that the draft local Plan fails to adequately and positively plan for new employment investment in line with the recommendations of the Council's own evidence base. It is therefore not positively prepared or in line with national policy. It is submitted that Chapter 8 should include a policy to allocate additional land and one such site should be the land known as Houghton Gate which lies immediately adjacent to the urban boundary and Brackmills Industrial Estate and would be make a sustainable and important contribution to employment land supply.

We would welcome further discussion with the Council on these matters as the plan goes through its next stage of review.

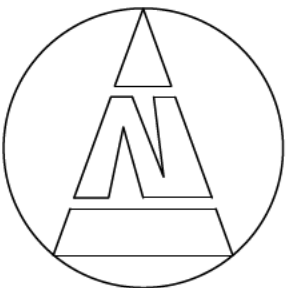
Yours faithfully

David Green
Director

Encl. Appendices 1-3

Cc Alex Robinson – Duncan Group

Appendix 1 – Site Location Plan



SGP

Waterfront House
2a Smith Way
Grove Park
Enderby
Leicester LE19 1SX
t: +44 (0)116 247 0557
www.stephengeorge.co.uk

Bedford Road
Northampton

Drawing Name:

OS Location Plan

Drawing Status:	Preliminary
Suitability:	-
Rev:	-
SGP Project:	18-221-P003
Drawn:	mjm
Team:	MMS
Date:	06/2019
Scale:	1:1250 @ A1

18-221-P003



Appendix 2 – Market Commentary June 2019

Market Demand and Take up Commentary

The Directors of Northampton based commercial property consultancy TDB Real Estate, have been involved in the letting, sale and acquisition of business space in the Northampton commercial property market since 1981, dealing specifically in the industrial/warehouse sector.

Northampton has always had a supply of either existing buildings or land suitable for immediate development. This has traditionally satisfied the level of incoming demand, from both established local, and new businesses, looking to relocate to the town, which has provided valuable inward investment, and job creation. Historically, take up from this sector has been for single unit buildings, in sizes ranging from 5,000 sq ft up to circa 120,000 sq ft.

However, as the market has and occupier demand has improved, the market supply of buildings that are immediately available for occupiers to rent or purchase, has substantially eroded. Demand is now significantly outstripping supply, and also in many cases, the quality and specification of the buildings that are available, do not meet modern occupier requirements.

Furthermore, there are very few if any development sites capable of delivering actual product (industrial/warehouse units 1,000 – 120,000 sq ft) for local occupiers, nor has there been any significant planning allocation of sites that are both deliverable, and in locations where occupiers wish to be located. These ideally need to be near to existing established employment areas for continuity, and not within close proximity to residential areas, where there is the obvious potential for conflict in respect of noise and working hour restrictions.

As a result, the town is now facing the realistic prospect of not being able to satisfy the level of demand from the local occupier market. Consequently, businesses looking to expand, or those looking to relocate are being left with no choice but to either look at alternative locations to Northampton, or postpone their expansion plans until such time as product is available.

There has by contrast been a consistent and generous supply of large scale B8 distribution /warehouse product (to include existing buildings/new development/development site allocation). Recent examples include the Pineham extension (700,000 sq ft), and Panattoni Park at Junction 16 (1.6 Million sq ft) and G Park Moulton Park. It must be emphasised however, that this will not satisfy the market demands of the local occupier market.

A schedule of these developments along with other sites likely to be coming through the planning process is attached.

We have undertaken detailed research of the annual take up of industrial warehouse accommodation in the Northampton Borough (6 mile radius) for units between 1,000 sq ft and 120,000 sq ft, from 2008 and Q2 2018.

This highlights the following;

- The estimated average annual take up of space over the last 3 years has been 1,469,701 sq ft per annum.
- The approximate take up for Quarter 1 in 2019 is 200,447sq ft.
- The estimated current market availability of existing built product is only 772,122 sq ft.
- In Quarter 1 of 2019, TDB Real Estate received a total of 127 enquiries ranging between 1,200,000 – 2,200,000 sq ft of combined floorspace (units between 1,000 and 120,000 sq ft), all targetting or including Northampton as a location.
- Based on historic take up figures it is reasonable to assume that there is insufficient existing or proposed product to satisfy current and future local/incoming occupier demand.

In conclusion, whilst the take up figures for recent years have been at encouraging levels, there is no doubt that these will be significantly reduced in 2019/20, due to the significant lack of availability in existing stock and limited, new development. This imbalance needs to be addressed quickly and positively.

It is essential that the opportunity for modern buildings of the right size and specification is created for occupiers, otherwise there is no doubt that existing businesses and employers, together with new inward investment, will migrate to other towns and locations that can provide that availability.

In our opinion, this site is ideally located, and is capable of delivering the appropriate product that is being demanded by existing local companies. This site also provides an excellent opportunity to attract and secure new businesses through inward investment.

June 2019.

Northampton Industrial take up January 2008 - March 2019

1-120,000 sq ft

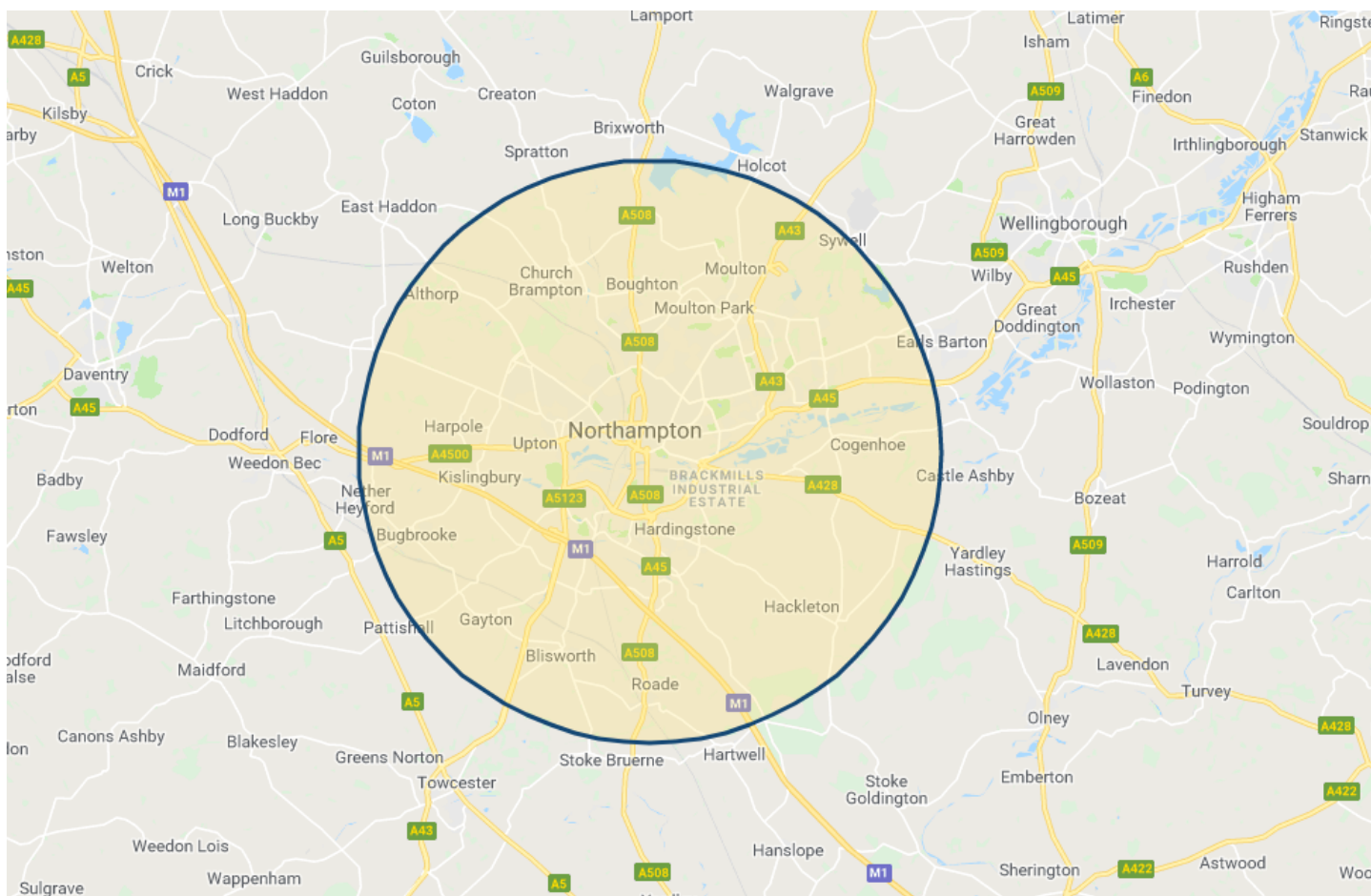
Area – 6 mile radius of Northampton

Year	LH Sq Ft	AV Rent psf	FH Sq ft	Total Transacted
2008	452,217	5.25 psf	323,696	775,913
2009	466,343	5.00 psf	249,075	715,418
2010	420,941	4.96 psf	252,597	673,538
2011	408,295	4.60 psf	638,213	1,046,508
2012	422,308	4.59 psf	164,989	587,297
2013	428,486	4.65 psf	431,243	859,729
2014	664,840	4.53 psf	884,545	1,549,385
2015	698,682	4.93 psf	835,041	1,533,723
2016	888,661	5.25 psf	820,186	1,708,847
2017	505,999	5.95 psf	811,455	1,317,454
2018	674,142	6.25 psf	564,952	1,239,094
Q1 2019	63,278	6.40 psf	137,169	200,447

Average annual transactions 2014-2017 = 1,469,701 sq ft

Estimated existing stock 1-120,000 sq ft = 772,112 sq ft

Pipeline spec development servicing 1-120,000 sq ft = 287,700 sq ft (4 buildings of c50,000 - 92,000 sq ft)



TDB Received Enquires Jan – May 2019

Sector: Industrial

Location: Northampton

Size Range: 1,000 – 120,000 sq ft

Number of Enquiries: **127**

Total sq ft required: **1.2m – 2.2m sq ft**

Appendix 3 – Houghton Gate Developer Interest



Telephone: [REDACTED]
[REDACTED]
www.igus.co.uk

Caswell Road
Northampton
NN4 7PW

To:
A Robinson
Duncan Group Ltd
Duncan House
Clipston Road
Sibbertoft
Market Harborough
LE16 9UB

2nd January 2019

Dear A. Robinson,

Thank you for meeting me with our agents. I note that Duncan Group are in discussion with Northampton Borough Council regarding the allocation of the site for employment use in the upcoming Local Plan. We at igus have a requirement for a new headquarters building and have concluded that Houghton Gate would be very suitable site.

igus is a privately owned, German multinational operating in the manufacture and distribution of plastic energy chain systems amongst other items. For further information visit <https://www.igus.co.uk/info/company-about-igus>.

Established, in Daventry, in 1991 the igus UK has, since 2006, owned and occupied a facility on Northampton's Brackmills Estate providing 2,500 sq. m (27,000 sq. ft). This accommodates assembly, distribution, logistics, and administration and we currently employ circa 100 staff in the town.

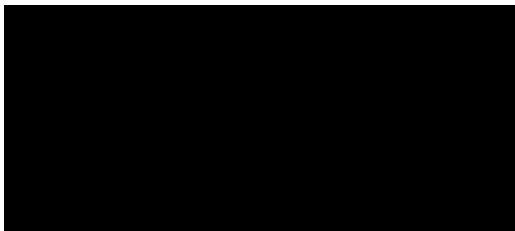
igus have outgrown the facility and indeed we utilise additional off-site storage and car parking. However, we will also grow the UK business over the coming years and require a new headquarters to accommodate this.

It is our preference to grow in Northampton. However, our initial search has failed to identify opportunities that would adequately satisfy our need for a well-located site that would accommodate a high quality, purpose-built facility for owner occupation. Houghton Gate, however, appears to provide the location, size and flexibility of delivery we require.

So, igus would be very interested in acquiring a site at Houghton Gate. We would be seeking to construct a building of up to 7,000 sq. m (75,000 sq. ft) which our agents, Drake Commercial, advise, would require a site of circa 4 acres. We envisage that the number employed would ultimately rise to 250.

We look forward to progressing discussions at an early stage and doubtless our agents will be in touch. Furthermore, if it assists your discussions please provide a copy of this letter to the Borough Council.

Sincerely,



Matthew Aldridge
Managing Director

25th February 2019

Duncan Group
c/o O Thompson Esq
TDB Real Estate
8 Queensbridge
Northampton
NN4 7BF

T [REDACTED]
F [REDACTED]
www.lsh.co.uk
Lambert Smith Hampton
Pyramus House
Roman Way
Grange Park
Northampton
NN4 5EA

SL/SC

Dear Sirs,

Re: Houghton Gate, Northampton

I refer to our recent meeting and our various discussions with TDB Real Estate. I am pleased to confirm that we have received instructions on behalf of our retained client, CB Transport Refrigeration Limited, to register our interest in the above site.

CB Transport Refrigeration Limited, Collins House, Overbrook Lane, Knowsley, L34 9FB. Our client is a well established Liverpool based company which has grown to encompass the whole of the Northwest, Central England and North Wales. CB Transport Refrigeration established a further base in Northampton two years ago and their proposed purchase forms part of their expansion in the Midlands and South of the UK. I have attached link to their web-site for your perusal – www.cbrefrigeration.co.uk.

We have been considering the above site to facilitate their relocation and expansion from their current Northampton base. As you are aware the availability of suitable premises in suitable locations is severely limited and, as such we have been searching for premises for over 12 months. This prolonged search period has the potential to disrupt and hamper the development of our business. Therefore, we are fully supportive of new development schemes coming forward and, particularly this development at Houghton Gate which we consider represents a natural extension to the Brackmills Industrial Estate.

The preference would be to acquire the freehold of a suitable plot in a location to be agreed. Alternatively, consideration would be given to a freehold design and build package to an agreed specification.

My client's minimum requirement for the new facility would be a building of 10,000 - 12,500 sq ft on a site of 2-5 acres net developable. This development would be arranged as a 5 bay/door workshop with an internal eaves height of 8m and 6m door heights. Internally, the office area would include reception, general office, service and parts offices, stores, canteen and a board/training room.

Externally, they would require a minimum of 12 car parking spaces at the front of the building and, to the rear an area for jet washing vehicles with interceptor tank. My client would be pleased to meet and show you our client's operations at their Knowsley or Tamworth operations; you will also note the frontage view of my client's Head Office on the opening page of their web-site.

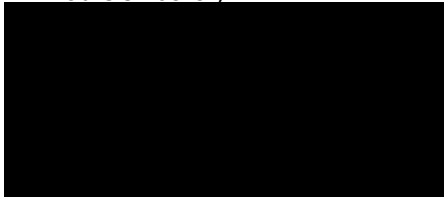
Our client specialises in the service and repair of transport refrigeration technology and, therefore, they will be utilising the premises for light industrial and storage uses. My client's operation does not involve mechanical working upon the vehicles and, as such they would not be an adverse neighbour to other occupiers within your scheme. The requirement for the site area is to facilitate the parking of vehicles which may be left with my client for short periods. My client would be pleased to meet and show you our client's operations at their Knowsley or Tamworth operations.

Clearly, our client will require planning for their proposed use and scheme. We would be pleased to work together with your client in preparing a unified scheme and securing the necessary approvals and, as such, we would wish to progress matters further. In respect of the ground conditions we would be interested to have sight of any ground investigation reports that you may have available.

I trust that this proposal will be of interest to your client and, we look forward to discussing the matter further. In the meantime, please do not hesitate to contact either my colleague, James Hill, or myself.

Kind regards

Yours sincerely



Simon Lewis BSc (Hons) MRICS
Industrial & Logistics

DD: [REDACTED]
M: [REDACTED]
E: [REDACTED]

P Everard Esq,
Planning Policy and Heritage Officer
Northampton Borough Council
The Guildhall
St Giles Square
Northampton
NN1 1DE

11 December 2018

Dear Mr Everard,

**Proposed New Industrial/Warehouse Development, Houghton Gate,
Bedford Road, Northampton**

I understand that Northampton Borough Council is in the process of evaluating sites which will be allocated for employment development in the Local Plan Part 2.

Ocee Design is a long established business in the town, and following recent and ongoing European expansion, it is quickly outgrowing its existing warehouse/factory facilities on Brackmills.

We will therefore have a requirement for additional premises, as a single facility, and this location is ideal for our needs being within close proximity to Brackmills, the A45 and of course Junction 15 of the M1. There are no suitable alternative locations in the town that would adequately satisfy our needs, furthermore the proposed Houghton Gate development would enable us to remain in Northampton for the long term.

I am pleased to say that we have reached agreement in principle with the Duncan Group, who are a well-established local developer, for a new 100,000 sq ft building at Houghton Gate. It would be our intention to take occupation in 2020 and will employ approximately **110** people in the new building, but that would provide a platform for further sustained growth in forthcoming years.

Furthermore, following this expansion and relocation, we will vacate two buildings on Brackmills with a combined space of approximately **80,000** sq ft, for which we understand there is little supply but strong market demand.

Yours sincerely,



Mr S A Thomas
Group Finance Director
Ocee International Ltd

12th December 2018

Mr Paul Everard
Northampton Borough Council
Guildhall, St Giles' Square
Northampton
NN1 1DE

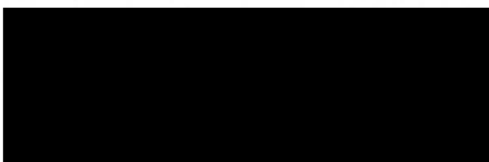
Dear Mr Everard,

PROPOSED INDUSTRIAL/WAREHOUSE DEVELOPMENT AT HOUGHTON GATE, BEDFORD ROAD,
NORTHAMPTON

I refer to our meeting on 4th December regarding our Bedford Road, Northampton site.

I can confirm that we own the freehold of the site and that it is debt free. The Duncan Group has been based in Northamptonshire since 1986 and has carried out 35 projects in the town. Many of our developments have been carried out on a speculative basis and I can confirm that, subject to a planning permission, we intend to carry out a speculative phase of development of 100,000 sq. ft in units from 5,000 sq. ft. and that we have cash resources immediately available to fund this. A start on site is envisaged in late 2019/early 2020. We intend to retain the investment in our long term portfolio.

Yours sincerely,

A large black rectangular redaction box covering the signature of A.E.D. Robinson.

A.E.D. Robinson
MD and Founder

Duncan House, Clipston Road
Sibbertoft, Market Harborough
Leicestershire LE16 9UB

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