

# Land at Tiffield Lane

A chance to view our proposals for the site



## ECONOMIC NEED



*The site is allocated in the emerging South Northants Local Plan as one of five employment sites in the District*

The allocations have been identified to meet the economic growth targets set within the Joint Core Strategy for West Northamptonshire, in the context of under-delivery of employment land in recent years and significant planned housing development in Towcester.

The objectives of the Local Plan allocations include:

- Meeting local demand and strengthening local supply chains
- Providing flexibility and a choice of locations for businesses
- Meeting demand for small and medium sized units.

The Tiffield Lane site is strategically located to meet demand from industrial and logistics operators given its proximity to the M1 and M40 corridors, and the key A43 east-west route running through the district.

A number of studies confirm a need for further employment land in the District. These include:

- Evidence to support the Local Plan – which confirms strategic distribution and high performance engineering as key sectors for the District, and a strong demand for industrial and logistics floorspace.
- Market Assessment Report – prepared in 2019 to guide the appropriate mix of employment uses on the site. This confirms a demand for industrial and logistics space.

### DEMOGRAPHICS AND COMMUTING

Towcester and the wider South Northants District currently has a high level of out-commuting, and residents travel considerably further to work than national and regional averages. One of the objectives of the local plan allocations is to contribute to reducing the level of out-commuting.

Whilst Towcester has a relatively high proportion of skilled workers, census data shows us that retail, manufacturing and transport/storage jobs still make up 31.6% of total jobs in Towcester, and 27.7% of total jobs in South Northamptonshire.

There are a range of roles which are associated with these sectors, including professional and managerial roles, and increasing number of skilled roles to support increasingly sophisticated automation within the sector.

The planned development of 2,750 new homes at Towcester South will represent a significant addition to the resident workforce, and the development will offer the potential for these new residents to work locally.

For further information about the crucial contribution that the logistics sector makes to the UK economy see The British Property Federation's publication [Delivering the Goods in 2020 \(February 2020\)](#).

### CASE STUDIES

**Demand for space has been high at a number of other employment parks which have been delivered in the District in recent years, including:**

- Arrow Park, Brackley: The industrial units form part of a wider commercial area fronting onto the A43 with excellent connections to Silverstone, the M40 and M1. Comprising of a smaller terrace of units, the park was completed in 2018 and only one unit remains unoccupied.
- Grange Park, Northampton: A number of buildings have been delivered over the last 5 years ranging from 160,000 – 350,000 sq ft in size, and all available space has been taken up.
- Panattoni Park, Northampton: Planning permission was granted in 2016 and development commenced on the site in 2019. Approximately one third of available floorspace has already been let to Eddie Stobart Ltd.

Each of the examples demonstrate the significant demand for space within the District and speed at which this is being taken up.

