

Delivery – Planning Application Progress



FIRST RENEWABLE
DEVELOPMENTS

The Energy Park proposals will be delivered through the preparation and submission of an outline planning application, which will provide a framework to deliver the key components of the project including the additional energy infrastructure, site access roundabout, employment units, strategic landscaping, areas for habitat/biodiversity enhancement and advanced agriculture elements.

The Masterplan for the Energy Park has been prepared to inform the overall content of the outline application, to assist with the consultation process and to clarify what documents will support this application. The application will be determined by North Northamptonshire Council, and considered against the requirements of Policy 26 of the Joint Core Strategy.

One of the key parts of the outline application will be a parameters plan, which will be based upon the masterplan framework. This will be based on the content of the Masterplan and identify the key principles of the development in respect of allowable land uses, building heights, landscape components and areas for infrastructure.

Planning Conditions and S106 agreements will be used to control the development, to ensure that the vision for the Energy Park is implemented and that required infrastructure is provided to support the development and to minimise impacts of the development. Matters that will be included within planning conditions of legal agreements will include, but not necessarily be restricted to the following:

- The Energy Criteria to control what type of businesses can come to the site
- Highways Works such as the new site access and local junction improvements
- Public Rights of Way and providing public access to parts of the site,
- Skills & Employment strategy for the construction and final form of development
- Phasing of the development
- Provision of Biodiversity Net Gain and ongoing management and maintenance of landscape areas, green infrastructure and drainage areas

One of the key objectives of the Energy Park project is to provide a Community Fund which will aim to provide capital money to local communities to undertake energy and efficiency improvements in local areas.

The planning application will also be supported by an Environmental Impact Assessment to ensure that potential impacts are considered in a robust manner as well as a Design Code to ensure that new buildings and landscape areas are of a high-quality design, layout and respond to placemaking principles to make the Energy Park a successful environment for business, wildlife and other visitors. This will be informed by the national model design code and national design guide as set by the government.

Once a planning application has been received by North Northamptonshire Council, the application will process through the determination process, which will include further statutory public consultation that is in addition to the pre-application consultation currently progressing. The local planning authority will undertake a period of consultation where views on the proposed development can be expressed by both the public and statutory consultees.