

NEW DEVELOPMENT AND COUNTRYSIDE PARK ON NORTOFT FARM

Bericote is bringing forward plans for an employment development on a site next to the Daventry International Rail Freight Interchange (DIRFT).

The site is identified as one of the possible options for a new employment development in the emerging West Northamptonshire Local Plan. Bericote are in discussions with a multi-national company that requires a new base in the UK, and they could occupy the first phase of development on the site. Bericote are working with the Council to secure this major investment and want to share the current position and invite your feedback.

Bericote pride themselves in being as open and transparent as possible, and are aware that our archaeological investigations have raised concerns about the future of this site. This consultation is to provide up to date information, share our concept designs and to seek feedback from you.

This development will be a significant investment in the area. We are conscious that people are concerned about the idea of a new development here, and are also worried about how close the development will get to the village.

The working draft proposal includes a major new countryside park between Kilsby and the development. We want to open up the private farmland close to the village, and provide a visual buffer - which will remove existing views of DIRFT and also reduce existing noise.

The purpose of this consultation is to share our working ideas, and to hear what you have to say.



Proposed development site and countryside park

COUNTRYSIDE PARK

A major part of the proposal is to provide a new 100-acre countryside park. This will open up countryside access for people in Kilsby, and provide the main visual, landscape and ecological mitigation for the development.

It is intended to dedicate the countryside park to the public, and to ensure it never gets built on. A legal agreement, likely a S106, will encapsulate this commitment and provide for the management of the parkland. We will welcome local stakeholders, such as representatives from the parish to be a part of this. This major new buffer between the village and DIRFT will help to address some of your existing concerns, as well as offering new opportunities for leisure, nature trails and securing a green outlook for the village.

Bericote are particularly keen to hear your views on the design of the new countryside park, and would like your thoughts on what you would value, how you might use this space, and anything you might want to see here.

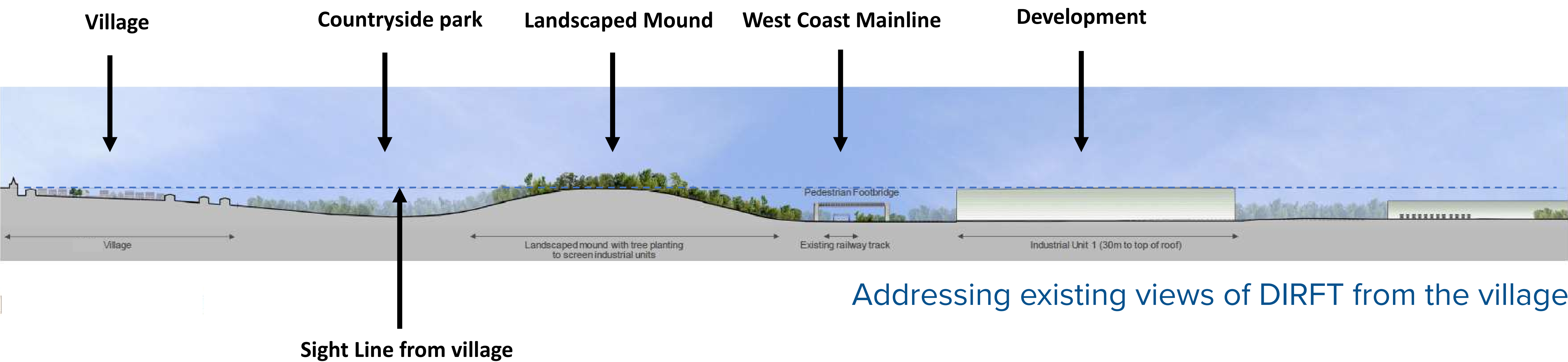


Working draft concept layout

- Redline shows maximum parameters for the proposed development, 30m in height, with no landscape or buffer mitigation, viewed from Kilsby village.
- The proposal is to re-profile the land in the foreground and deliver tree planting to screen warehouse views, as shown below.



Existing view from the village



Addressing existing views of DIRFT from the village

THE VISION

The vision for the site is to deliver a new highly sustainable logistics development, alongside a new publicly accessible countryside area.

The logistics development

The development area will be well contained between the railway lines which will naturally limit its growth. It is close enough to the existing rail freight facilities at DIRFT to utilise the rail terminal and will provide substantial investment in the local economy and a diverse range of jobs for the local area.

The aim is to be an exemplar sustainable development, achieving BREEAM Outstanding, EPC A+, solar electricity generation, 100% electric vehicle enabled and targeting 100% bio-diversity net gain through the associated countryside park area. This will set a new bar for similar developments across the UK.

Bericote are in advanced discussions with an occupier for the Phase 1 area. They are an international brand, but can't yet be named. They will bring a much greater diversity of jobs to the area than a "normal" logistics development and will have much more office based roles than would normally be seen.

The countryside park

This is a really important part of the proposal. It will offer you a visual barrier between the village and DIRFT, and will be secured through a legal agreement so it can never be built on. We want this to improve the relationship between Kilsby and DIRFT and put an end to concerns about what might be built here in the future.

The countryside park area is 100-acres and offers huge potential for educational, recreational and environmental opportunities. We want this to provide social benefits for you. We want to know what you would like us to do with this space. The only parameters we will put in place are:

1. It needs to visually screen the development and so needs a land form which can achieve that.
2. We want to significantly improve the wildlife potential of this site and therefore we want to give large areas of the park for habitat creation purposes.




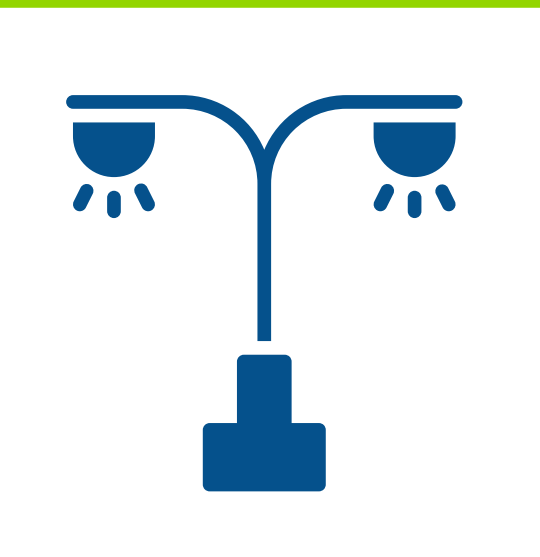


Beyond these, we want your input. Our ideas include nature walks, dog walking and running loops, natural play areas for children and space for community wildlife groups - but we want this to be your space. What would you like to see?

Countryside park concepts



RESPONDING TO THE KEY THEMES

We know there is a lot of local concern about development on this site. That is why we want to speak to you before we have finalised our plans. We think the main issues are set out below, and our current thoughts on how to deal with them through a planning application are also set out.

KEY THEME		OUR CURRENT APPROACH
	Visual amenity	Provide the countryside park area and green landscaping to screen views from the village of the existing and proposed development.
	Traffic	We expect some vehicles to use rail services at DIRFT, which will reduce HGV numbers. We will also set up a vehicle routing strategy to make sure no HGV's use Kilsby as a through route.
	Noise and air quality	The countryside park will include landscaped mounds. This will help attenuate noise from the new development, DIRFT, the railway and the A5. There will also be no gas or oil connections to the development, so no emissions from burning these fossils fuels, which will improve air quality.
	Lighting	We will design our lighting so that it is directed to where it is needed and is suitable for any light sensitive species using the surrounding countryside. The landscaped mound will also help to mitigate any lighting effect on the village. No lighting units will be visible from the village.
	Reversing beepers	The positioning of yard areas and buildings will help mitigate the use and any impact of reversing alarms. We will also design in suitable areas for reversing with visible and physical buffers to assist safe reversing without using beepers.
	Charity emergency food storage	There is an urgent need for local charities to have access to chilled and frozen food storage in Northamptonshire to provide emergency food supplies to those facing poverty and homelessness. We will develop, donate and then run a food storage facility, so charities can accept, safely store and distribute more donations.

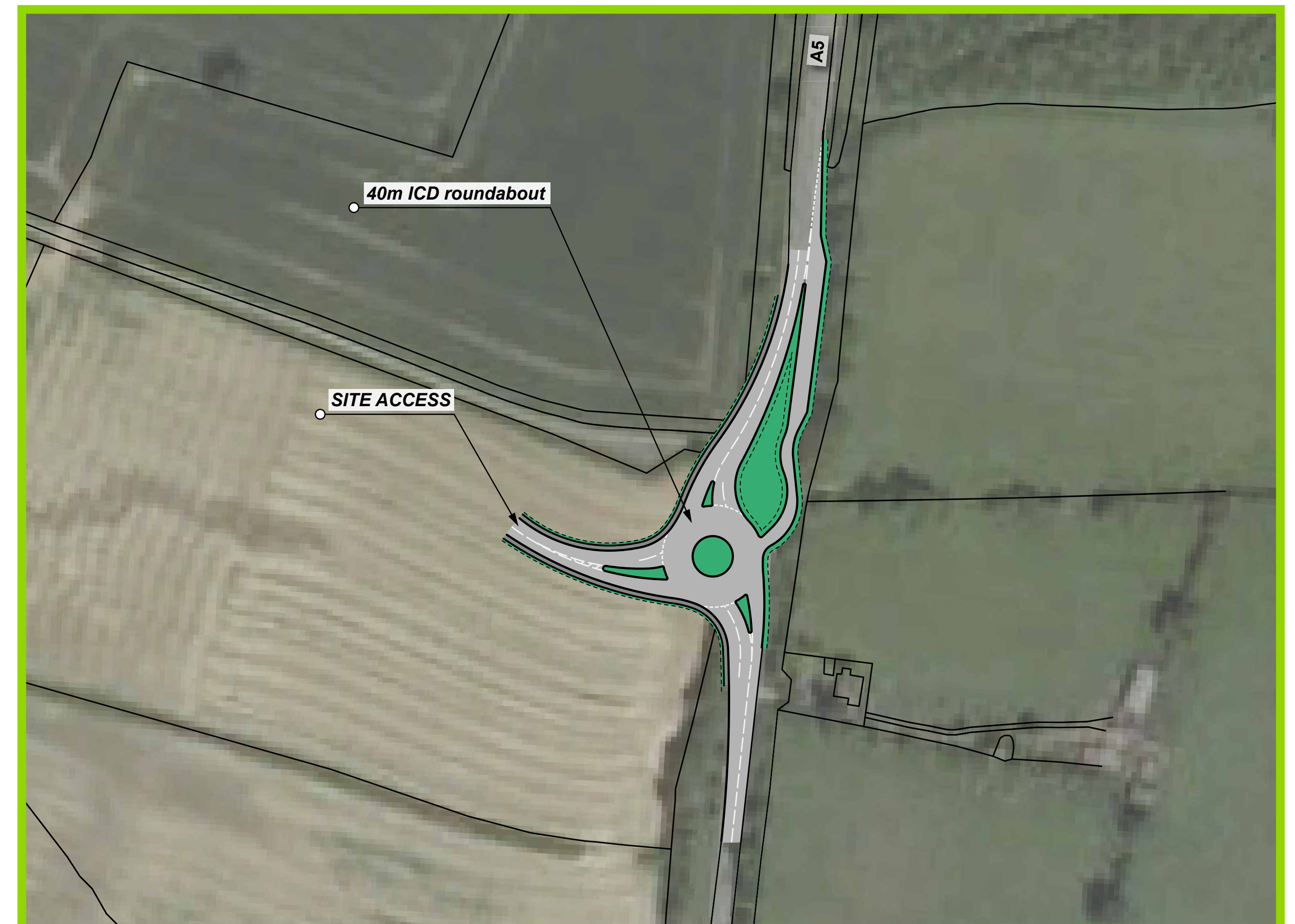
HIGHWAYS AND TRANSPORT

We understand that traffic will be one of the key issues residents will want to see addressed as part of the application. We'd like to assure you that detailed traffic impact assessments are being undertaken in the local area.

This includes a Vehicle Routing Management Plan, that would be developed to make sure that **HGVs travel on the appropriate strategic road network, rather than local roads.**

Access would be taken from a new roundabout off the A5. Discussions are on-going with National Highways and the Council, but current technical work suggests that:

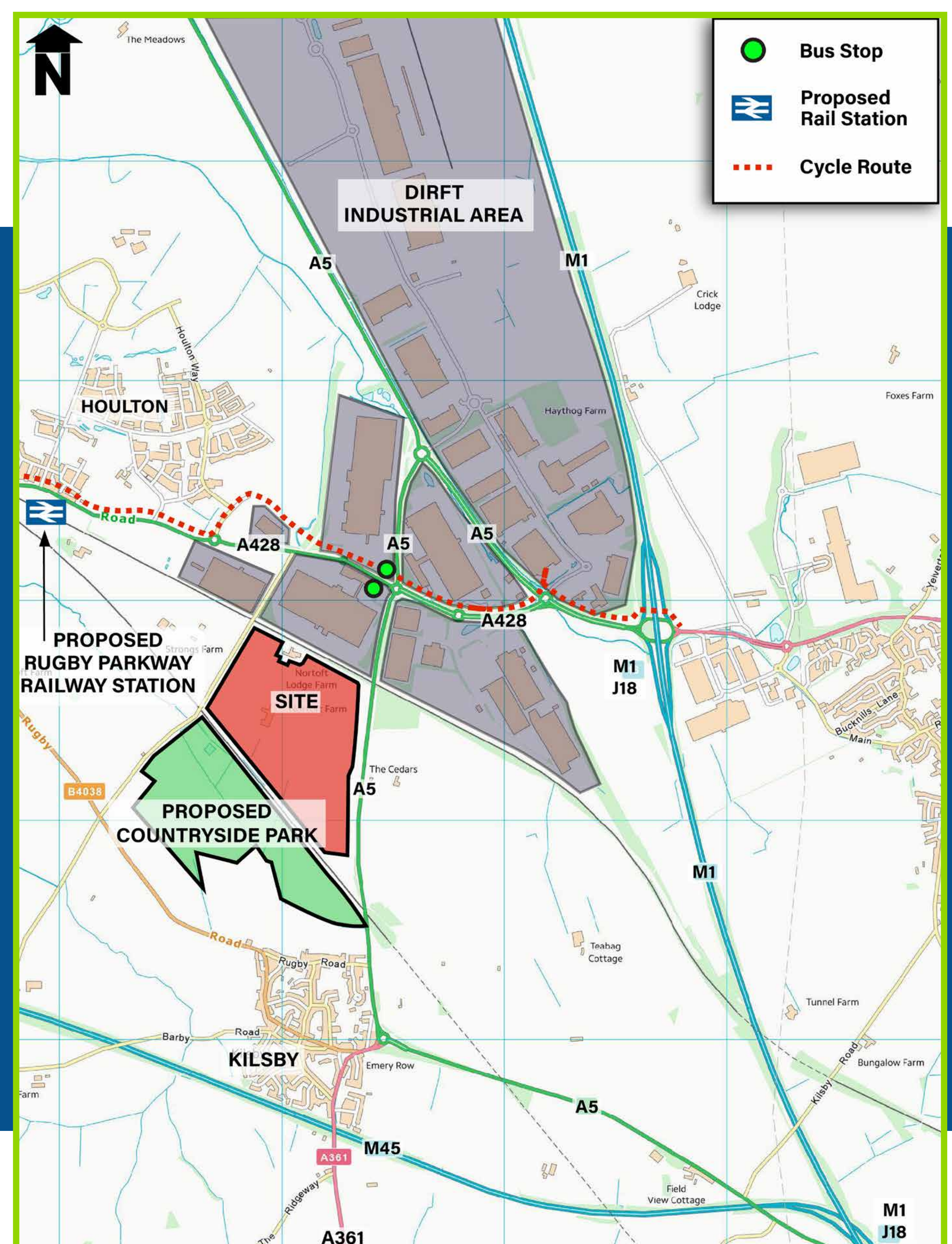
- The majority of HGVs (60%) would travel via the M1. 8% would use the A5, with a smaller number (5%) wanting to access the A361. That would be about 3 HGV's an hour at peak times on the A361 south of Kilsby.
- The vehicle routing strategy will look to minimise the proportion of HGV's heading towards the A361 at Kilsby, and to reduce the number of cars.
- The level of car and HGV parking on site would be designed to accommodate the anticipated demand, taking into account the adopted council parking standards.



The proposed new roundabout

We are also exploring ways of reducing travel to the site by vehicle, including:

- Footway and cycleway improvements to Kilsby and Houlton.
- Bus turning and parking facilities in the site to allow new shift change services and routing of the existing D1/D2 service into the site.
- To minimise the environmental effects of travel, electric vehicle and bicycle parking will be provided.
- We will also “future proof” for hydrogen and / or electric HGV's.



KEY BENEFITS



Over **£500m** worth of **investment** into the local economy



The creation of **2,500 jobs**, across a wide range of portfolios



BREEAM Outstanding facilities which will generate solar energy for the development



A **carbon zero development** which burns no fossil fuels



A **100-acre countryside park** freely open to residents of the nearby areas



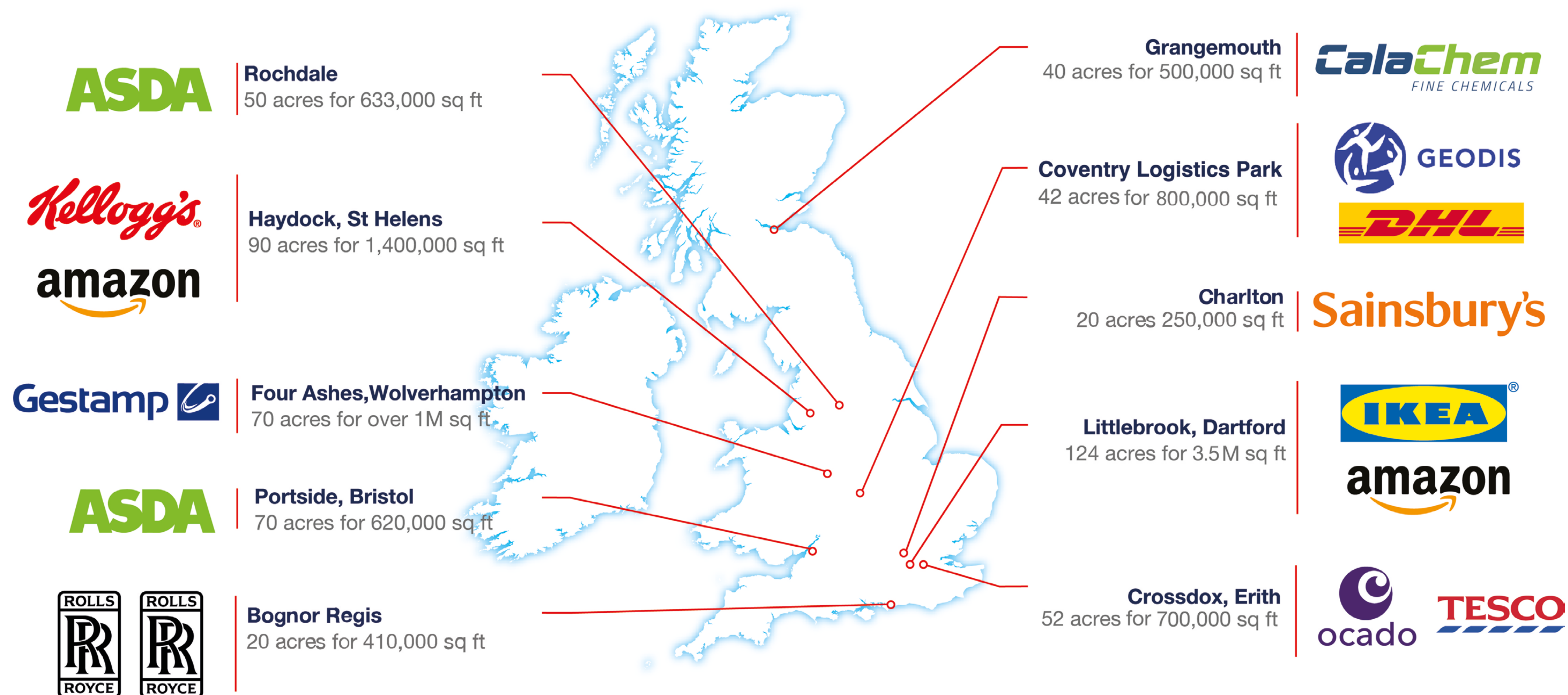
Restriction of vehicles to the A5 to ensure no passage through local areas

ABOUT BERICOTE

Bericote is one of the most proactive developers of large-scale distribution space in the UK, with a successful track record of developing long-term relationships with globally recognised occupiers such as Rolls Royce and Sainsbury's.

Bericote is proud to work alongside local communities, charities, and local interest groups, and are keen to give back to the communities we operate in through providing or enhancing local environmental and amenity provisions.

A successful track record



Sustainability

Dartford: the Powerhouse

During the demolition of the former Littlebrook Power Station, we were able to **recycle 99.1% of materials** (a total of 120,624 tonnes), saving £9.1 million in landfill cost. The carbon equivalent saving in excess of 2.6million tonnes of CO2.

Bericote replaced the gas burning power station with the **world's first warehouse with no gas heating**, zero gas emissions, cleaner air. The roof is fitted with the **largest PV scheme** in the UK, which now **supplies 40%** of the building's operations. The offices have been fitted with a green roof and the new flood defences with a green wall.

We set aside **over 6 acres (30% of the site)** for permanent open space and biodiversity improvement. We have supplied benches made by a local charity using waste timber from construction, **introduced 1 million bees** and enhanced the habitat for local rare shrill and carder bees.

BERICOTE IN THE COMMUNITY

At Bericote we believe in using our business as a platform to support local communities. Giving back is a fundamental requirement of every development and we always apply a hands-on approach.

Case study

the Powerhouse, Littlebrook Power Station, Dartford

Since March 2020, Bericote have been supporting Dartford YMCA charity. Together we have:

- Opened their new community café, as their main sponsors we are providing a safe place for locals to gather and enjoy low priced food and drinks and gain valuable work skills.
- Hosted yearly Christmas parties for over 150 disadvantaged kids.
- Delivered over 300 Christmas Happiness hampers and gifts for kids.
- Provided weekly vouchers for food and essential supplies, helping families most impacted by COVID-19.
- Provided educational supplies for home-schooling during lockdown.
- Organised and funded various free family fun days.

In addition to our charitable work, we have worked in partnership with local schools:

- We organised over 500 school children to visit our site, learn about our industry and sustainability in construction.
- Delivered an in-house project for all of year 8, allowing students to gain valuable real-world working experience.
- Organised a 5-day virtual work experience programme, which 17 enthusiastic students took part in.

At Bericote we are committed to improving the communities we operate in. We are the proud main sponsors of community owned Dartford football club and we have introduced 1 million honeybees to support habitat creation and provide an educational space for people to visit and learn about bees.

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Littlebrook Power Station has been a landmark in Dartford for a very long time, and when it no longer had any productive use, the space was there. A very interesting company took it over with big ambitions to develop the space...

The company behind the whole business park have been absolutely wonderful in investing in the community, it's been an enlightened bit of capitalism I suppose you could say. They've been investing in charities and local groups..."

Cllr Jeremy Kite, Council Leader
Dartford Borough Council



Dartford YMCA



School visits



Dartford ladies



Honeybees

NEXT STEPS

Thank you for attending this event. We would really value your thoughts. We will share your feedback with the Council and it will help to inform our approach and a future planning application.

Please fill out one of our questionnaires - these will be presented to the Council for consideration.

- What did you think about the proposal?
- What have we got right and what could we do better?
- What would you want to see in the countryside park area?
- Have we identified the right concerns? If not what have we missed?

We hope to submit a planning application in Summer 2023. We will update you on any changes and more detailed proposals before then.

If you have any further questions please do not hesitate to contact us:



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