Summary

This report seeks Members’ agreement to a Masterplan for Rockingham Motor Speedway and the surrounding area with the potential for its future adoption as a joint supplementary planning document (SPD) with Corby Borough Council.

Attachment(s)

Appendix A Masterplan Brief

Appendix B: Draft Project Protocol

1.0 Background

1.1 Under the recently completed Strategic Employment Land Assessment for Northamptonshire (SELA), Rockingham Motor Speedway and its surrounding area was identified, together with Silverstone and Brixworth (where Formula One engineering companies are based), as part of Northamptonshire’s internationally recognised strength in high performance engineering and related motorsport sector.

1.2 North Northants Development Company (NNDC) have agreed to allocate up to £80,000 of the current round of growth area funding (GAF 3) to support the development of a Masterplan for the Rockingham area. This would be an opportunity to diversify the economy of the district and attract high skill, higher wage jobs to North Northamptonshire.

2.0 Discussion

2.1 The area of the proposed study straddles the boundaries of East Northamptonshire Council (ENC) and Corby Borough Council (CBC).

2.2 It is important that both authorities are committed to the process of developing the Masterplan and a draft protocol has been produced. This seeks agreement to take forward the outcomes of the Masterplan as a joint planning document (SPD), which will guide the future development of this strategically important site.

2.3 The draft protocol is attached for consideration and agreement is sought from Members to the details contained in the document. It will be up to each Council to decide whether to adopt the Masterplan as an SPD.

2.4 In terms of funding, as noted in the draft protocol, if the appointment is made by either ENC or CBC, the £80,000 will be used to start work on the Masterplan. The project is to be managed by NNDC on behalf of both Councils.

3.0 Recommendation

3.1 That the attached proposed protocol be agreed and a Member be nominated to sit on the proposed project board.
Implications:

<table>
<thead>
<tr>
<th>Corporate Outcomes or Other Policy/Priority/Strategy</th>
<th>Good Quality of Life</th>
<th>Good Value for Money</th>
<th>Effective Partnership Working</th>
<th>Effective Management</th>
<th>Employees and Members with the Right Knowledge, Skills and Behaviours</th>
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<td>Good Reputation</td>
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<td>High Quality Service Delivery</td>
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<td>Strong Community Leadership</td>
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<td>Knowledge of our Customers and Communities</td>
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Other:

Decision(s) would be outside the budget or policy framework and require full Council approval

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<th>Financial</th>
<th>There are no financial implications at this stage</th>
<th>There will be financial implications – see paragraph</th>
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<td>There is provision within existing budget</td>
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<td>Decisions may give rise to additional expenditure at a later date</td>
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<td>Decisions may have potential for income generation</td>
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<th>Risk Management</th>
<th>An assessment has been carried out and there are no material risks</th>
<th>Material risks exist and these are recorded at Risk Register Reference</th>
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<td>inherent risk score</td>
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<td>residual risk score</td>
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<th>Staff</th>
<th>There are no additional staffing implications</th>
<th>Additional staff will be required – see paragraph</th>
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<th>Equalities and Human Rights</th>
<th>There will be no impact on equality (race, age, gender, disability, religion/belief, sexual orientation) or human rights implications</th>
<th>There will be an impact on equality (see categories above) or human rights implications – see paragraph</th>
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<tr>
<th>Legal</th>
<th>Power: Planning and Compulsory Purchase Act 2004</th>
<th>Other considerations:</th>
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Background Papers: Rockingham Masterplan Protocol and Consultants Tender Brief

Person Originating Report: Trevor Watson Head of Planning Services 01832 742218 tgwatson@east-northamptonshire.gov.uk

Date: 28.04.10

CFO MO CX

(Committee Report Normal Rev. 21)
1.0 Project Background

NNDC have secured an initial source of funding through the GAF in order to undertake a master planning exercise. This exercise is supported by the landowners and other stakeholders including the County, District and Borough Councils to provide a focus on this area to realise and maximise the opportunities that these sites could bring to the area in terms of sustainable growth and town centre regeneration. It is also recognised that an overarching vision of the area will enhance the potential for the sites collectively.

2.0 The Site

Map 1 identifies the area of interest being considered within this master planning exercise, although definition and accuracy of the boundary will be a matter for the consultant to explore and test with the partners. The sites are owned by a number of organisations listed below:

- Rockingham Motor Speedway
- Bee Bee Developments /Bela Developments
- Greatline Developments
- Clowes Developments
- Corus Tubes
- Roquette
- Gretton Brook Estates Limited
- Wm Morrison Supermarket plc

Other partners include:

- Corby Borough Council
- East Northamptonshire District Council
- Northamptonshire County Council
- Northamptonshire Enterprise Ltd
- North Northants Development Company

Aims and Aspirations for the Area

The area of the master plan is seen as a key employment area which should be planned to develop over time to meet the employment needs associated with the planned housing growth. The aspiration is to raise the quality and range of employment in the area thus making it an attractive place for work and businesses to locate.

The partners see the area as potentially attractive to high performance engineering and links with the existing motor sport uses. There have been studies into the employment needs in the region and this will be a starting point for your assessment of the sites potential. (SNEAP)

A key existing use of part of the site is the Rockingham Race track it is intended to maintain and develop this offer. The track provides a unique focus and has the added attraction as being a carbon neutral race track. It has the potential to increase as a tourist attraction and a centre for outside exhibitions/events. Along with other events they currently hold an annual construction plant sales and demonstration event.
There are access restrictions which affect the site and the study should consider what constraints and potential future improvements would be necessary over time.

The area to the north-west has plans for the development of a Resource Recovery Centre for recycling, energy recovery and generation. This is also seen as a positive change in the area that could be used and expanded on further. Green Energy and Green Technology could be the focus for the growth of the area as a commercial and employment centre.

The overarching aim of the study is to create a deliverable vision for employment which is capable of delivering and servicing a range of employment uses required to meet the needs of the area strategically.

3.0 The Brief

North Northants Development Company with the support of other partners wishes to appoint a consultant to prepare a master plan for the site which is to be of sufficient detail to enable the scheme to be taken forward to outline planning submission at a future stage in the process.

The document would need to have weight and status in terms of evidence to enable the two councils to use to inform planning applications. The consultants would need to set out a recommended process to achieve this.

The study will involve liaison with landowners and key stakeholders including the Councils’ planning services to bring together existing developer proposals and ensure it is informed by emerging council planning policy. The consultant should advise on how they plan to engage with these bodies. However, there is an expectation for an initial workshop with follow-up individual discussions with the partners. There will also be a need to present draft and final reports to the partners at key points in the project. The consultants are to advise on their approach to this engagement.

Initial design principles for the site need to be agreed. The consultant will need to facilitate workshops at an earlier stage of works. The general understandings of the principles of development of this area are to provide an improved employment offer in the region:

- Regional employment centre
- Advanced Manufacturing
- High performance engineering
- Green technology
- Resource Recovery Park (100 acre site which at the time of writing the brief was due to submit a planning application for the site).
- Motor sport, motor engineering technology and Tourism
- Increased skills

**Branding and Vision**

The partners are clear that in order to achieve the maximum impact of bringing this site to the market to raise the employment offer, branding and a vision will be an essential component. The aims above are the partners’ initial ideas and the consultant team should explore this issue and offer advice on the appropriateness and other ideas that may assist in delivering the outcome.

The consultant team should provide a review of similar sites or examples as a bench mark.
Existing Information

The appointed consultant will need to liaise with the land owners and obtain available information on land ownership, site development plans, constraints etc. The landowners are likely to have varying levels of available information. It will be for the consultant to gauge the level of information available and advice on the risks associated with any data gaps. Where information is publicly available i.e. utility records, planning applications etc for the sites, it is expected that the consultant will obtain and co-ordinate this information as part of the study. It should be noted that at an earlier meeting the land owners listed above all agreed to participate in this master planning exercise.

The initial aspiration of each landowner needs to be determined and any conflicts should be identified with possible approaches to resolve these issues should they arise. The consultants should confirm whether they have existing relationships with the stakeholders and how they would propose to manage these relationships in order that they maintain the balance and confidence between all the interested parties.

The expansion land owned by Roquette has been specifically identified by them for their operations. They are a high energy uses Company and there may be opportunities for linking their intended expansion of operations with some of the resource recovery proposals.

Planning

The site crosses two planning administrative boundaries of East Northamptonshire District Council and Corby Borough Council. A Joint Core Spatial Strategy (CSS) exists for the North Northamptonshire sub-region which provides the overall town planning strategy for the area. The individual Councils, based on the framework provided by the CSS, are preparing other more detailed plans for parts of their district/boroughs. In September 2009, Corby Borough Council consulted on its Site Allocations Development Plan Document. This is a key document outlining the allocations the Council has identified to facilitate the requirements of the CSS, particularly with regards to employment, housing and retail development. Similarly, East Northamptonshire Council has produced a local development document for the Rural North, Oundle and Thrapston area of the district (which covers the Rockingham Speedway). The Rural North, Oundle and Thrapston Plan was endorsed as sound by a planning inspector in June 2009 (with a number of recommended changes), but has not yet been formally adopted by the Council. The provisions of both of these documents should be considered accordingly.

As part of this study the consultant should liaise with the two planning authorities to determine an appropriate approach to addressing this cross boundary site in a coherent manor and provide advice on how this should be achieved, i.e. Area Action Plan, special site specific common approach etc. The study needs to reach clear agreement with the local planning authorities on this approach.

Public Consultation

As part of this process the consultant team should advise on when and what form of public consultation would be appropriate given their proposed approach to the planning. If their recommendation is that public consultation is undertaken as part of this study they need to clearly identify the approach and costs if it is at a subsequent stage then they need to advise on the timing and an estimated cost for the work.

Transport Links
The consultant will be expected to provide a clear understanding of the issues of public and private transport network and how the site links into the existing networks, as well as how this can be developed and how modal shift targets will be achieved. The site is in close proximity to the rail network for both passengers and freight. The rail network is planned to be expanded and some of those plans may affect this site in terms of reserved land areas and opportunities for the close links to the rail network need to be considered as part of this study. The impact of this will need to be taken into account when assessing the land availability.

**Engineering, Geotechnical, Environmental, Topographical Constraints**

The study will need to review existing information that is available, either from the landowners, local authorities, statutory bodies, utilities companies and other general sources. The consultant will also need to review and appraise the impact of this information and the likely gaps in knowledge in developing the master plan options. In addition to the assessment of the existing information the consultant will be expected to provide detailed advice on the scope, range and budgets necessary to develop the range of technical issues that are necessary through the planning process. The consultant is expected to provide sufficient technical input into the study to offer an informed judgement on the costs, constraints and risks associated with options proposed in the master planning work.

**Financial Appraisal and Delivery Arrangements**

The consultant should undertake a financial appraisal of delivering the sites. This should assess the costs of infrastructure, services and remediation etc. and the likely market land values, supply and demand.

The consultant will need to provide advice on models for the land owners to bring the development to the market as a coherent scheme. The scheme may lend itself to different options depending on the development and phasing arrangements determined under this study.

**Delivery Programme**

An indicative delivery programme for the development and release of employment land needs to be formulated with an associated cash flow. This should seek to balance the costs with the land values and make it clear where gap funding or shared costs are required.

This exercise should be carried out with consideration to other programmes of delivery such as the development of the A43. The study should clearly identify any delivery constraints that are affected by external programme such as improvements to the local highway network and the trunk road network.

**3.1 Required Services**

It is envisaged that the team will include:
- Master planning and urban design
- Consultation facilitation
- Planning advice
- Commercial and property advice
- Transport planning/engineering/utilities
- Cost planning, and market assessment
3.2 Required Outputs

1. Master plan Report
   a. A master plan and supporting illustrative material to convey the design principles, character, scale and massing of key buildings.
   b. The master plan should be supported by a technical justification for the mix and layout of development proposed including planning, commercial and highways viability.
   c. Cost plan, financial viability and market assessment of the master plan

2. Consultation
   a. Preparation of consultation material and facilitation at sessions involving stakeholders, landowners and the local community. The approach to consultation should be set out in your response.

3. Planning Strategy
   a. A recommended strategy for how the document can be used to inform the development of the Council’s Local Development Framework and the interim decision making process.
   b. Advice to Corby Borough Council and East Northamptonshire District regarding the appropriate approach and mechanisms for possible CPO action if this is considered appropriate or necessary to secure the delivery of the master plan.

4. Funding Strategy
   a. Advice relating to appropriate mechanisms to secure funding for key infrastructure/public realm elements.

5. Client Meetings
   a. Establish and run workshops as appropriate with Stakeholders
   b. Meetings with individual landowners and statutory bodies
   c. Attendance at monthly client meetings.

6. Phasing of delivery
   a. An indication of phasing and time scale and any dependencies between the developments and other programmes for infrastructure that could affect delivery.
4.0 Responses to the Brief

Proposals should include the following within a maximum of 15 sides of A4 text and images:-

- Fixed price tender to within a maximum budget of £80,000 including all expenses and including VAT. The tender submission needs to clearly identify outputs achievable within this budget and any further steps that may be beneficial beyond the current budget. Although currently no funding is in place for any further work circumstances may change that will allow some further extension to this work.

- A schedule of staff rates and time inputs are to be included with the proposal.

- Description of the method and approach to be used for undertaking the brief costed on a task by task basis. In particular please give details of how you intend to approach:
  - Securing buy-in from stakeholders, including those developing proposals for their site. Details of existing relationships with partners and if applicable how these would be managed to ensure the balance and confidence of the partners.
  - Technical assessment of constraints
  - Ensuring the master plan has appropriate weight in the planning system.
  - Financial appraisal and delivery programme for the development strategy

- A project programme for undertaking the study.

- Names, proposed roles and experience of key team members.

- Examples of 3 previously completed projects and how this experience is relevant to the brief.

- Confirmation that they will enter into the conditions of contract

PLEASE DO NOT SEND GENERAL CORPORATE LITERATURE WITH YOUR SUBMISSION.

5.0 Terms and Conditions of Appointment

NNDC are tendering this work using the HCA Multi-Disciplinary Panel. It is anticipated that the appointment will be made using the standard terms and conditions of this panel amended to take account of NNDC as the client and reflecting their specific appointment conditions.

Tenders should confirm that they are prepared to enter into the HCA Standard Contract as noted above.

Funding for this appointment has been secured by NNDC through the Growth Fund

We advise that neither the lowest nor any Tender will necessarily be accepted and the organisation submitting the tender will bear in full the costs in connection with submitting this Tender.
6.0 Timetable

Submissions returned: 10am 25th March 2010

Interviews held: 31st March format for interview to be confirmed

Commission completed by. 10 weeks from appointment.

7.0 Submission Instructions

Tenders should confirm with 7 days of receiving the tender documentation that they will be submitting a tender.

Tenders should provide 4No hard copies and 2No CD’s of all documentation. The information on the CD should follow the same referencing system as the hard copies.

Submissions envelopes should be marked “Tender Rockingham Master Plan Services” and bear no other distinguishing marks.

Submissions should be addressed to

North Northants Development Company,
1 Exchange Court,
Cottingham Road,
Corby,
Northamptonshire, UK
NN17 1TY

8.0 Further Information

If further information in relation to the site or brief is required please contact Adrian Jones tel: 01536 274 979, email adrianjones@nndev.co.uk
The Rockingham Masterplan will inform the development of this key area of opportunity under the SNEAP for high performance engineering and other related businesses, which is referred to under Sector Specific Sites in line with Government Guidance within the SELA report (p 28, Executive Summary and also p 242 of the document) as follows:

**Sector Specific Sites**

In line with Government Guidance on ELRs, the SELA draws attention to key sectors/clusters in Northamptonshire. In light of the county’s internationally recognised strengths in High Performance Engineering and the Motor Sport sector and the emerging Northamptonshire Strategy for the sector, the following sites should be considered as having significant potential in meeting sector/cluster-specific needs:

- Silverstone S1
- **Rockingham E25 (part in Corby and part in East Northamptonshire)**
- Brixworth; Land at Ilmor Way D5

These sites, in aggregate totalling 84.4 ha, would support a range of B and non B use employment in these locations. The sites are at differing stages of the planning and commercial delivery process. Local partners should continue to work together, as part the Northamptonshire Strategy for High Performance Engineering and Motor sport in bringing forward these sites to specifically support the county’s long term growth opportunities. There is considered to be a realistic prospect of suppliers and sub-contractors being attracted to such sector specific locations where some of their major customers already operate. This opens up the opportunity to stimulate the clustering of cutting edge technology supply businesses which can play a major part in generating new, high-value jobs in the County. It is to be noted that site E25 lies across the boundary between Corby and East Northamptonshire. Consequently, in order to maximise the economic potential of the site, it will be necessary for both local authorities to work closely together in planning for its development (e.g. through a joint master planning approach).

As the study area straddles the boundaries of both Local Planning Authorities – East Northamptonshire Council and Corby Borough Council, it is important to ensure that both authorities take formal ownership of the study. This will be secured through the adoption of the masterplan as a joint Supplementary Planning Document (SPD) to take forward Policies 8 ( Delivering Economic Prosperity) & 11 (Distribution of Jobs) of the adopted Core Spatial Strategy.

To this end, both Local Planning Authorities are to agree with the following protocol to ensure alignment with the study findings and their policy implications.

1. That the outcomes of the study will be taken forward as a joint Supplementary Planning Document to guide future development of this strategically important site.

2. **Financial Management** – Corby Borough Council or East Northants District Council to be the accountable body for the study in order to minimise the VAT/Tax inefficiencies that would occur if NNDC became the accountable body.
3. Both authorities will be represented at senior Officer and Member level (Chairman of Planning Policy Committee or named substitute) at the study inception meeting and subsequent Project Group meetings organised by NNDC at which the Consultant will provide regular progress reports.

4. Both Authorities will consider study progress through relevant Committees at inception and appropriate intervals to ensure that elected members are engaged and local issues taken into account in preparing a draft SPD for consultation, considering amendments proposed by the Project Group in the light of consultation, and in deciding whether to formally adopt the SPD.

5. If requested by the authorities, the formal consultation on the draft Supplementary Planning Document can be coordinated through the JPU.
Rockingham Area Masterplan