



**PLANNING JUSTIFICATION STATEMENT  
ON BEHALF OF**

**T BLETSOE**

**LAND AT HALDENS PARKWAY, THRAPSTON,  
NORTHANTS NN14 4QS**

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## 1. Introduction

This Statement has been prepared to accompany a Planning Application submitted on behalf of Mr Thomas Bletsoe in relation to the proposed use of land at Haldens Parkway Thrapston NN14 4QS for the stationing and use of Storage Containers (B8 Use). This Statement will provide some initial background information and related history regarding the property, before explaining the applicant's proposal, and include a supporting Justification.

## 2. Description

The property is situated within the wider business park/logistics development known as Haldens Parkway which is located on the eastern edge of Thrapston, north of the A14 and east of the A605. It is a triangular shaped parcel of land which is approximately 0.6 hectares in size and which has frontage to the A14 and is accessed off Ram Lane which leads to the village of Titchmarsh. The site incorporates a small area of farm land together with the former site of an Anglian Water reservoir which includes an area of hardstanding. The site is the remaining undeveloped part of a committed employment site, and is intended to be brought into beneficial use.

## 3. Planning History

The land forms part of the committed employment development known as Haldens Parkway which was consented for employment uses (B1, B2 & B8) as far back as 1991 and is now substantially completed with buildings predominantly in logistics related uses. This is the remaining undeveloped part of the site which remains as a committed and protected employment site in the Local Plan.

## 4. The Proposal

The principle of utilising the land for employment related uses has been long established, but the irregular shape of the site and its relatively small size have placed limitations on the owner's ability to bring it forward for beneficial use or development. The opportunity now arises to utilise the land for open storage. It is proposed to utilise the site as a container storage facility which would be available to small businesses and consumers to securely store goods and possessions in an accessible and convenient location. The availability of small scale storage opportunities will complement the larger scale logistic facilities which currently dominate Haldens Parkway. The site is accessible from the highway network as well as being accessible to the residents of Thrapston and other nearby towns and villages.

The site will be hard surfaced, and a secure fence constructed around its perimeter. The containers would be laid out as per the submitted site layout plan with adequate circulation and access space. The layout would incorporate large and small containers to meet a variety of storage needs.

## 5. Planning Policy

The National Planning Policy Framework seeks to encourage the right conditions for businesses to invest, expand and adapt. It emphasises that *significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.*



The Framework recognises the need for a diverse economy and states that *Planning policies and decisions should recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations*

The Haldens Parkway site, of which the application site forms part, is a Protected Employment Site in the current Part 2 Local Plan, The Rural North, Oundle and Thrapston Plan July 2019 Policy EN19, and also in the emerging Part 2 Local Plan which is currently at Examination, Policy 24. This protected status seeks to ensure that the site is retained in employment use. The intended use of the site as a B8 site is consistent with the protected employment status of the site and will provide valuable storage space for small businesses who cannot perhaps afford to rent larger warehouse space elsewhere. This is consistent with meeting the needs of small business and will help to support associated employment opportunities.

## **6. Planning Justification**

The proposal involves an underutilised but committed employment site which has yet to be developed because of its irregular shape and relatively small size. There is general demand for storage land and the site is strategically located with good access to the primary road network. The land is also situated away from the main body of the town and therefore its use will not impact on nearby residential properties.

The scheme can be assessed to have economic, social and environmental benefits. It seeks to meet current demand for commercial and private storage space at a scale which is otherwise unmet amongst the larger warehouse buildings which dominate Haldens Parkway and the facility will help support small businesses, with corresponding opportunities for local employment and economic growth. The nature of the site is such that it will not involve land which is of distinctive or valuable landscape or environmental quality, and development to meet the identified demand in this location would relieve pressure from other more sensitive sites elsewhere.

## **7. Conclusions**

The proposals that are being brought forward as part of this application seek to make beneficial use of a committed and protected employment site, which has remained undeveloped whilst the remainder of the Haldens Parkway development has been built out with larger logistics buildings. The use of the site for B8 storage purposes is consistent with the historic consented use for the site and the proposal to establish a container storage facility meets an unmet demand in the market place. The facility will provide affordable storage space for small businesses and private consumers at a scale which is unmet elsewhere in the local area. This will help support small businesses and encourage employment opportunities and economic growth. This is consistent with the policies of the Local Plan which designate the site as a Protected Employment Site.

