This submission is made on behalf of Deeley Properties Ltd. Their interest relates to land immediately north of ‘Land at Woolgrowers Field’ which is allocated for 4.5 ha of employment use under draft Policy AL:2 of the Submission Plan. The draft allocation facilitates B1, B2 & B8 uses alongside ancillary complimentary uses. The primary access is to be taken from the A5. The allocation is proposed to deliver an extension to the ‘Tove Valley Business Park’ which lies to the north of Towcester.

Whilst we therefore support the principle of the allocation at Policy AL2, we do however object on the basis that the Deeley Properties land to the north is not included within the allocation.

The Deeley site is located between site AL2 and existing development is surrounded a strong tree belt to the north. Approximately one third of the site is brownfield with existing buildings and hardstanding.

The reasons for the allocation of site AL2 apply equally to this site, arguably more so, due to its partial brownfield status. These reasons are set out below:

- The site can deliver small scale employment opportunities;
- The Part 2 Plan provides for an uplift in housing delivery over and above that established in the WNJCS. This site can assist in meeting the necessary corresponding uplift in employment land;
- Part of the site is identified in the Towcester Masterplan – Volume 2, adopted by the Council in March 2011. The masterplan identifies the opportunity for business and general industrial (Use Classes B1-B8) in this location;
- It is within an established employment area with good links to the strategic highway network;
- It sits within the confines of existing commercial development;
- Discussions have taken place between Deeley Properties and those promoting the site AL2 with a view to this site facilitating an improved access arrangement (via a new roundabout) in to both this site and site AL2; and
- Both sites can be brought forward together to deliver a comprehensive employment scheme delivering a high quality employment opportunity for the town.

Deeley’s have an excellent track record on delivery as they both design and build developments. Recent examples include:

- 4 storey (52,000 sq ft) extension to the headquarters of Holland and Barrett in Nuneaton.
- Aldi Store adjacent to the A45 in Coventry.
- Stagecoach Engineering Depot and Hub in Warwick.

We therefore consider that site AL2 should be extended to include our clients land as shown on the attached plan.

We also wish to appear at the examination in this regard.