



## Planning Service Place Directorate

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Contact: Daniel Callis  
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Email: [planningappeals@westnorthants.gov.uk](mailto:planningappeals@westnorthants.gov.uk)  
Date: 31 January 2025

Dear Sir/Madam

### TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

**LOCATION:** Land North Of The Bell Plantation Watling Street Towcester  
**PROPOSAL:** Hybrid planning application comprising of Part A: Full planning permission for a new roundabout access from the A5; internal spine road, creation of development plots with associated earthworks and plateauing; delivery of plateaus and access for Towcester Town Football Club (TTFC); site-wide structural landscaping and infrastructure; and a single warehouse (Use Class B8) and ancillary office, with associated access, hardstanding, landscaping, parking and supporting infrastructure. Part B: Outline planning permission with all matters reserved for the development of TTFC and employment floorspace falling within Use Classes B2 and B8, with ancillary office space on the development plots; as established through Part A of this application.

**WNC REFERENCE:** WNS/2021/1819/EIA  
**APPELLANT:** DHL Real Estate Solutions  
**PLANNING REFERENCE:** APP/W2845/W/24/3354423  
**INSPECTORATE REFERENCE:**  
**APPEAL START DATE:** 11 November 2024

Further to my previous letter regarding the above appeal, I am writing to let you know the details of the above **Public Inquiry**.

The Inspector appointed to decide the appeal is **Mr M Rivett BA(Hons) MSc MRTPI**.

The Public Inquiry will commence on **Tuesday 18 February 2025 at 10.00am** promptly at **The Forum, Moat Lane, Towcester, NN12 6AD**.

At present it is anticipated that the Inquiry will sit for 2 weeks, however, the Inspector will set out the detail of these arrangements at the Inquiry opening.

You may attend the Inquiry and, at the Inspector's discretion, give your views. If you are intending to submit such a request to the Inspector, it would be helpful if you could advise by return in order that we can advise the Inspector of the anticipated extent of such requests so that the Inquiry program can be reviewed if necessary. Please email [planningappeals@westnorthants.gov.uk](mailto:planningappeals@westnorthants.gov.uk)

If you wish to participate in the Inquiry virtually please contact the Local Planning Authority (email: [planningappeals@westnorthants.gov.uk](mailto:planningappeals@westnorthants.gov.uk) or telephone: 0300 126 7000) for details of how to do so.

The Council are aware of significant interest in this appeal and that public attendance may be high. Should you wish to attend the Inquiry it is advised that you arrive approximately 15 minutes beforehand. However, please note, so as not to exceed the building capacity at The Forum, Towcester, and to ensure that the Inquiry program remains on schedule, we would respectfully request and encourage members of the public/ interested parties to view the proceedings remotely via the link below if you are not wishing to request to speak at the Inquiry.

The inquiry is being live streamed for its duration and can be viewed on West Northamptonshire Council's YouTube channel: <https://www.youtube.com/@WestNorthamptonshireCouncil>

If you, or anyone you know has a disability and is concerned about facilities at the inquiry venue, please contact the council to confirm that suitable arrangements are in place on 0300 126 7000 or email: [planningappeals@westnorthants.gov.uk](mailto:planningappeals@westnorthants.gov.uk)

Documents relating to the appeal can be viewed at the Council offices by prior arrangement or on the Council website, (WNS/2021/1819/EIA).

<https://wnc.planning-register.co.uk/Appeals/Display/WNS/2021/1819/EIA#undefined>

Where applicable, you can use the internet to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>

Contact point at the Planning Inspectorate: Mr Kerr Brown, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, Email: [kerr.brown@planninginspectorate.gov.uk](mailto:kerr.brown@planninginspectorate.gov.uk)

You can view a copy of the Planning Inspectorate booklet 'Guide to taking part in planning appeals proceeding by hearing' from GOV.UK - [www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal](http://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal)

The decision will be published on GOV.UK  
<https://acp.planninginspectorate.gov.uk/>

If you have any queries please contact the case officer on the above telephone number.

Yours faithfully



**Stephanie Gibrat - Assistant Director of Planning**