

<b>Application</b> 11/01343/ADJ	<b>No:</b>	<b>Ward:</b> Cherwell Area	<b>Outside</b>	<b>Date Valid: 30/08/11</b>
<b>Applicant:</b>	Silverstone Holdings Ltd			
<b>Site Address:</b>	Silverstone Circuit, Towcester, Northamptonshire			

**Proposal:** Outline application for mixed use development comprising offices, workshops and distribution facilities (Use Class B1, B2 & B8), education campus including on site student accommodation (D1 & C2), three hotels (C1), ancillary spectator facilities, including welcome centre and museum of motorsport (D2) and non retail promotional automotive display space (sui generis), leisure and event spaces including outdoor activity areas and permanent outdoor stage (D2), reconfiguration of existing and provision of additional, temporary and permanent grandstands (sui generis), areas of hard surfacing for the temporary siting of hospitality units during scheduled major events, revised parking and access arrangements including a new access off the A43 and/or improvements to the existing A43/Dadford Road junction, supporting infrastructure, demolition of existing structures, associated landscape works in accordance with the approved development brief Silverstone Circuit Master Plan (Feb 2009) (SNC ref. S/2011/1051/MAO)

## 1. Site Description and Proposal

- 1.1 This proposal involves various works for the re-development of the Silverstone Circuit. The submitted application is in line with the Development Brief approved for the area in February 2009 by South Northamptonshire and Aylesbury Vale District Councils.

## 2. Application Publicity and Consultations

- 2.1 As this matter is being dealt with by South Northamptonshire and Aylesbury Vale District Councils, the respective Authorities are responsible for conducting relevant publicity and consultation. Cherwell District Council is a consultee in this process.

## 3. Relevant Planning Policies

- National Planning Policy
- 3.1 PPS1: Delivering Sustainable Development  
 PPS4: Planning for Sustainable Economic Growth  
 PPS5: Planning for the Historic Environment  
 PPS9: Biodiversity and Geological Conservation  
 PPG13: Transport  
 PPS23: Planning and Pollution Control  
 PPS25: Development and Flood Risk
- 3.2 Adopted Cherwell Local Plan 2011

- C7 – Landscape conservation
- C8 – Sporadic development in the open countryside
- C28 – Standards of layout, design and appearance
- C30 – Compatible with scale of existing dwelling and character of street scene and standards of amenity and privacy
- ENV1 – Pollution Control

## 4. Appraisal

- 4.1 It is considered that there are two main issues. The first relates to the visual impact of the proposal on the District. The closest part of the Silverstone Circuit to CDC's nearest villages (Mixbury and Finmere) is ~ 4 miles away, as the crow flies. In visual amenity terms, the proposal will not be prominent or visible from these areas.
- 4.2 The second main issue relates to the impact on the highway network. Oxfordshire County Council has been consulted separately in relation to specific highway matters & will provide their own response as Local Highway Authority. However, the access to the site will primarily via the A43 and Dadford Road, which are outside Oxfordshire. Various highway improvements are proposed as part of the development, some of which have already been approved as part of a consent granted in 2010.
- 4.3 Conclusion  
It is therefore recommended that Cherwell District Council raise no objections in relation to this proposal.

## 5. Recommendation

**That South Northamptonshire District Council be advised that Cherwell District Council raise no objections in relation to this proposal, subject to note added to our letter to the effect that upon determination of the application, Cherwell District Council be advised of the outcome.**

**CONTACT OFFICER: Laura Bailey**

**TELEPHONE NO: 01295 221824**