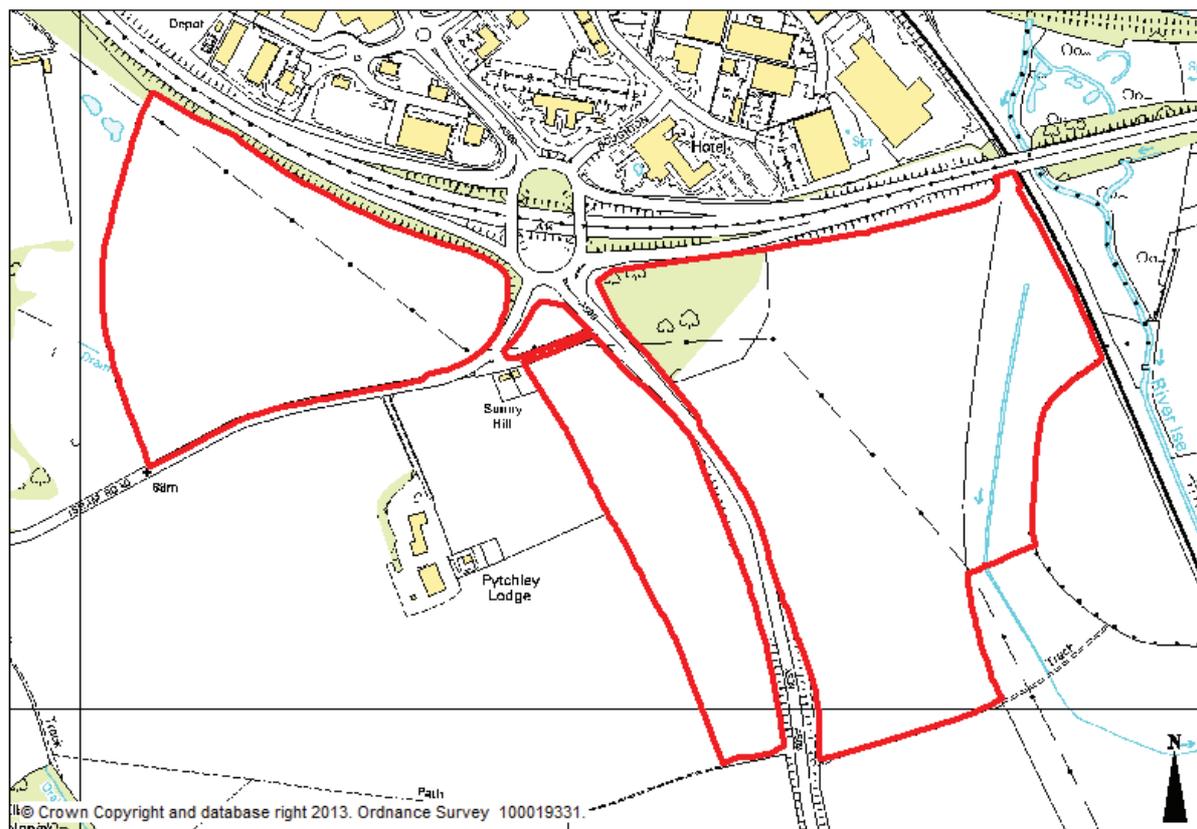


Local authority: Kettering	
Site 43: Land at Kettering South	
Other references: SELA K1, Emerging draft JCS (2012) rep no 30.	
Site Assessment: Proposed employment uses	
Site Area: ~110 Ha	Settlement hierarchy: Growth Town
Proposed development: B1/B2/B8 development together with roadside services and possible trade counter uses.	
Site description: The site is located on agricultural land to the south of Kettering at the junction of the A14 and A509. It encompasses land to the west and east of the A509 and to the north and south of Pytchley Rd. The land adjoins the A14 to the north whilst the eastern boundary is defined by the railway line adjacent to the River Ise. There is a watercourse along the southern boundary whilst Pytchley Golf Course and agricultural land adjoin the site to the west.	



Criteria		Comments
Proximity to services	Yellow	Served by the X4 bus service on a better than half hourly basis. The nearest convenience shopping facility is the Tesco store on Carina Rd to the north of the A14 - not currently walkable as there is no footway provision.
Proximity to a trunk/principal road junction	Green	Located directly on the trunk road network (A14 (J9) and A509).
Connectivity to the existing urban area	Red	Integration capacity assessed as grade E. The A14 creates a significant barrier. Development around the retail park/Kettering Park Hotel does not provide a connected grid which this development could link to.
Access infrastructure	Yellow	Site is crossed by a number of roads. Access is potentially deliverable off the A14/A509. Site access would need to take account of the alignment of the proposed Isham Bypass.
Capacity of the highway network	Yellow	A14 very constrained - impact of the development will

		depend on the scale and intensity of employment. Reliant on the Isham bypass. Widening of the A14 between Junctions 7 to 9 will bring additional capacity but development impacts may require additional works As with site 49(North Kettering B), the site will contribute cumulatively to the capacity enhancements needed in the town centre.
Utilities		Extensive service infrastructure would be required
Impact of an existing notifiable installation, including pipelines, on the development		Not within the specified consultation zone of a notifiable installation
Impact on existing sports and recreation facilities, including allotment land		No loss of sports or recreational facilities
Impact of existing noise or odour (major road, railway, domestic waste disposal site or other source) on the development.		Site is located adjacent to the A14, A509 and the midland mainline railway line.
Impact of the development on neighbouring land uses		The site is compatible with neighbouring land uses subject to appropriate mitigation measures.
Impact on biodiversity		Area of medium sensitivity with areas of high sensitivity associated with the River Ise and other water courses. The eastern part of the site is within the Nene Valley Nature Improvement Area. Impact on protected species unknown, although it is known that there is potential for badgers, bats, otters, water voles, amphibians and breeding birds. Development should provide a substantial buffer to the watercourse at the southern boundary and create new habitat links between the brook, Mill Beds and Elbow Spinney.
Impact of the development on a protected species or on a site recognised for its wildlife or geological importance		
Impact on visual landscape		Area of medium sensitivity. Streams, hedgerows and the dispersed character of rural villages are important landscape features within the area.
Impact on heritage		Area of medium sensitivity. No listed buildings etc on site although assessment of the archaeological value of the site and impact on the conservation areas in Pytchley and Isham required.
Impact on listed buildings, conservation areas, scheduled ancient monuments and historic parks and gardens		
Impact on the existing form of the settlement		The site is detached from Kettering by the A14 but is adjacent to Burton Latimer. Potential for coalescence with Isham and Pytchley - proposals would need to preserve and enhance the setting of these villages. Given the sites prominent location (A14/A509 junction) high quality development would be required.
Flood risk		The majority of the site is in flood zone 1. There is, however, an area adjacent to the River Ise within flood zones 2 and 3 which would affect the amount of developable land.
Impact on the use of previously developed land		Greenfield site
Impact on the quality of agricultural land		Site includes grade 2 and 3 agricultural land
Impact on the stock of minerals		Site is not allocated for mineral extraction.
Availability		Site is being actively promoted.
Deliverability - Likelihood of site coming forward for development		SELA score of 3 - The costs of providing services and resolving highway issues are unknown but could be quite high. Viability will be affected by the amount of higher value commercial uses in the masterplan.
Total quality		High quality site with potential as a regionally important location
Other considerations		
Part of the site is within a Minerals		Proposals would need to be accompanied by a mineral

Safeguarding Area		resource assessment in order to determine the viability of prior extraction
Public rights of way		Retain and provide links to enhance connectivity
Summary of Assessment:		
Key positive factors		Key negative factors
High quality site which should be examined as a regionally important location, particularly for B8		Poor access to local services - A14 is a significant barrier
Adjacent to A14		Capacity of the highway network
The site is being actively promoted		Potential for visual coalescence with Isham and Pytchley
		Loss of best and most versatile agricultural land