E. **Kettering North**

4.32 **Site description**

The site is located on the north side of Kettering. The A43 forms the southern extent of the allocated land whilst the northern boundary is defined by woodland. North Kettering Business Park is located directly to the west and is accessed from the A6003 Kettering to Corby Road. The eastern boundary is defined by a hedge beyond which lies Boughton Park. Kettering North occupies an area of reclaimed quarry land characterised by grassland and woodland.

4.33 **Proposed land uses and scale of development**

Kettering North totals approximately 75ha and provides a major opportunity to extend the existing Kettering Business Park, providing a high quality development which will include the provision of 40ha of land for a mix of B1 (business), B2 (general industrial) and small scale B8 (distribution) uses together with up to 3 ha of land for leisure development. Proposals will incorporate extensive woodland planting to further enhance the development and will provide for the extension of a circular walk to be implemented as part of the proposals for the Kettering Business Park.

4.34 **Key objectives**

The development should deliver:
- employment and training opportunities which help to build a more diverse, dynamic and self reliant economy;
- improvements to the road network made necessary by the development;
- opportunities for non-car based travel through the provision of public transport which is commercially sustainable in the long term; improved walking and cycling connections with the existing urban area; and on-site provision of ancillary facilities to serve the development;
- accessible green infrastructure which enhances not only access to the countryside but also biodiversity assets and recreational opportunities;
- high quality landscape treatment to supplement the quality of the development; mitigate the impact on heritage assets; enhance the setting of Boughton House.
Registered Park and Boughton House; and ensure that the development is satisfactorily assimilated into the surrounding countryside;
- low carbon growth through the attainment of high standards of energy and water efficiency; renewable energy provision; sustainable construction; and recycling; and
- flood mitigation measures.

4.35 **Key constraints**

The A43, which is a single carriageway with a 60mph speed limit and high traffic flows, forms a significant barrier to pedestrians and cyclists. To the south of this road there is an area of woodland which further isolates the site from the urban area of Kettering. Whilst there are public footpath links into the residential area across the woodland the routes may be perceived as isolated and intimidating. The adjoining Kettering North Business Park is currently served by existing bus routes and opportunities to develop these in order to serve the development must be investigated. An overall strategy will therefore need to be agreed and implemented to deliver a development that is well-connected to North Kettering Business Park, the town centre and residential areas to the south of the A43 by sustainable means.

Following the opening of the Corby Link Road, this section of the A43 will experience lower traffic flows and be downgraded. Notwithstanding this, however, enhancements to the highway network within the vicinity of the site will be required where this is necessary to mitigate the impact of the development. The A14 Kettering Bypass Improvement (junctions 7 to 9) will address pressures on the mainline carriageway and slip roads but does not include material changes to the A14 junctions themselves. The development is, however, likely to increase traffic queues on the approaches to junction 7 and this will require further investigation, including consideration of the cumulative impact of Kettering North and the Corby West urban extension.

Whilst the site is screened from the A43, the road represents a potential source of noise pollution and the need for attenuation measures will therefore need to be investigated and, where necessary, agreed and implemented.

Much of the woodland on the site and directly to the north is designated as a Local Wildlife Site and forms an important feature in the landscape. The woodland should be maintained and enhanced and should incorporate areas of new planting. Other potentially important habitats and features include hedgerows and trees, areas of semi-improved grassland and dry ditches. Measures must be taken to safeguard and enhance the landscape, wildlife and recreational value of these assets where it is appropriate to do so.

In addition, there is a slight possibility that great crested newts may utilise the site. An area of wet flush located off-site but adjacent to the eastern boundary at the northern end of the site is owned by the promoter and its value as a wetland habitat could therefore be enhanced, if appropriate.

There is an upwards slope from the eastern boundary into the site. This creates long distance views of the grade 1 listed Boughton House and parts of the associated registered park and garden along the Broad Walk Avenue (a tree-lined avenue which is a key feature of Boughton House Registered Park) to the east. There are also glimpsed views from the villages of Weekley and Warkton which both include a conservation area and a number of listed buildings. It will be vital to maintain the setting of these assets and
detailed consideration will therefore need to be given to the location and height of development and landscape structure as part of the master plan.

4.36 Key infrastructure requirements

Development of the scale proposed will require a range of infrastructure. Relevant providers and stakeholders have broadly indicated how and when these facilities might be required and this information is set out in the Infrastructure Delivery Plan. Further discussions will be required prior to the submission of any planning application in order to take account of the most up to date information on infrastructure needs.

Key infrastructure required to deliver the development will include the following:

- structural landscaping and the provision of green infrastructure;
- pedestrian/cycleway routes and public transport provision;
- highway measures where necessary to mitigate the impact of the development on the surrounding highway network;
- the extension of the circular walk planned as part of the development of the adjoining North Kettering Business Park;
- sustainable drainage systems to manage surface water;
- potable water, foul water, electricity and gas supply networks; and
- other infrastructure as detailed in the Infrastructure Delivery Plan.

In addition, highway mitigation measures may be necessary following further investigation into the likely impact on the capacity of the A14 at junction 7.

4.37 Place shaping requirements

Access: The site could be accessed from the A6003 via the existing Kettering Business Park. The site would, however, benefit from an additional access point off the A43.

Key strategic links to the surrounding area: In order to encourage a modal shift away from the car it will be essential to enhance connectivity with Kettering. Completion of the Corby Link Road will reduce traffic flows on the A43 to the south of Kettering North and offer opportunities to enhance crossing conditions. In addition, the woodland area directly south of the A43 is in the ownership of the site promoter and the opportunity must therefore be taken to provide clear and safe crossing facilities for pedestrians and cyclists and improvements to the existing links through to the residential area to the south. In order to help reduce speeds, the opportunity to provide built frontages to the A43 should be explored.

Strategic landscaping and green infrastructure: High quality strategic landscaping and green infrastructure must enhance the character of the development and ensure that it is integrated into the surrounding countryside. The existing woodland areas and other important features and habitats must be retained and enhanced, where appropriate. Woodland creation and hedgerow planting will be required to create a green, accessible corridor which will permeate the development; provide links to the countryside; act as a wildlife corridor; include areas of formal and informal recreation; incorporate footpaths, cycleways and sustainable drainage infrastructure; and create links towards Kettering.

Heritage Assets: The Broad Walk Avenue (referred to above) frames long distance views from Boughton House and the Registered Park towards the horizon and the hedgerow which forms the eastern boundary of the development site. The views must be maintained, continuing the sense of openness and the impression of a ‘view to infinity’. Proposals should screen the development whilst avoiding the appearance of overly
dense woodland along the eastern boundary of the site. Historically an avenue crossed the Broad Walk Avenue at a right angle and the development provides an important opportunity to re-establish the line of this lost tree-lined avenue along the eastern edge of the site with strips of grassed land either side. This approach could also mitigate any visual impact of the development on the heritage assets at Weekley and Warkton. West of the lost corridor a substantial area of woodland could further serve to separate new development from the sensitive eastern edge of the site with a grass ride extending westwards across this woodland area, continuing the long distance views along the Broad Walk Avenue with further screening between the edge of the avenue and proposed development to the west.

Built form: The woodland setting of the site should provide inspiration for the development of contemporary, innovative buildings. Examples might include the use of timber, green walls and green roofs. It will be essential to undertake a tree survey and ensure that the location of these key assets is fully taken into account in designing the site layout. Capitalising on the views of the landscape from within the buildings will provide a further opportunity to create an excellent place.

The location of services and facilities: The planning permission for the adjoining North Kettering Business Park includes provision for minor retail development together with a hotel, pub/restaurant and a health and fitness centre. The proposals for North Kettering must therefore provide for convenient and safe routes for pedestrians and cyclists to access these facilities.

Renewable energy: The opportunity to provide combined heat and power using the neighbouring estate woodlands should be fully explored as part of a strategy to minimise carbon emissions.

Delivery: Proposals will need to be in accordance with a detailed, agreed masterplan which includes a phasing scheme in order to ensure the delivery of all of the infrastructure requirements.

4.38 Policy
Land at Kettering North, as defined on the Policy Map, is allocated primarily for employment uses. The site will provide for a wide range of opportunities including a minimum of 40ha of B1 (business), B2 (general industry) and small scale B8 (storage and distribution) together with approximately 3ha of leisure (D2) related development. Development must be compatible with a detailed masterplan for the whole of the site agreed with the local planning authority.

Proposals must include:
a. vehicular access at safe and convenient locations along the A6003 (via the existing Kettering Business Park) and A43;
b. infrastructure required to mitigate the impact of the development on the surrounding highway network;
c. an integrated transport network that is focused on walking, cycling and excellent public transport and provides strong, convenient, permeable and safe routes that connect Kettering North to the adjoining North Kettering Business Park, the town centre, areas to the south of the A43 and to the neighbouring countryside;
d. High quality landscaping which mitigates the impact caused by the development on the setting of heritage assets to the east and south-east and enhances the setting of Boughton House Registered Park and Boughton House;

e. a network of high quality landscaping and green infrastructure which integrates the development into the countryside and enhances its character and its ecological and recreational value; and

f. other infrastructure requirements as set out in the North Northamptonshire Infrastructure Delivery Plan.

g. Proposals must comply with all other relevant policies in the Core Strategy and be planned and implemented in a comprehensive way that is linked to the delivery of key infrastructure.