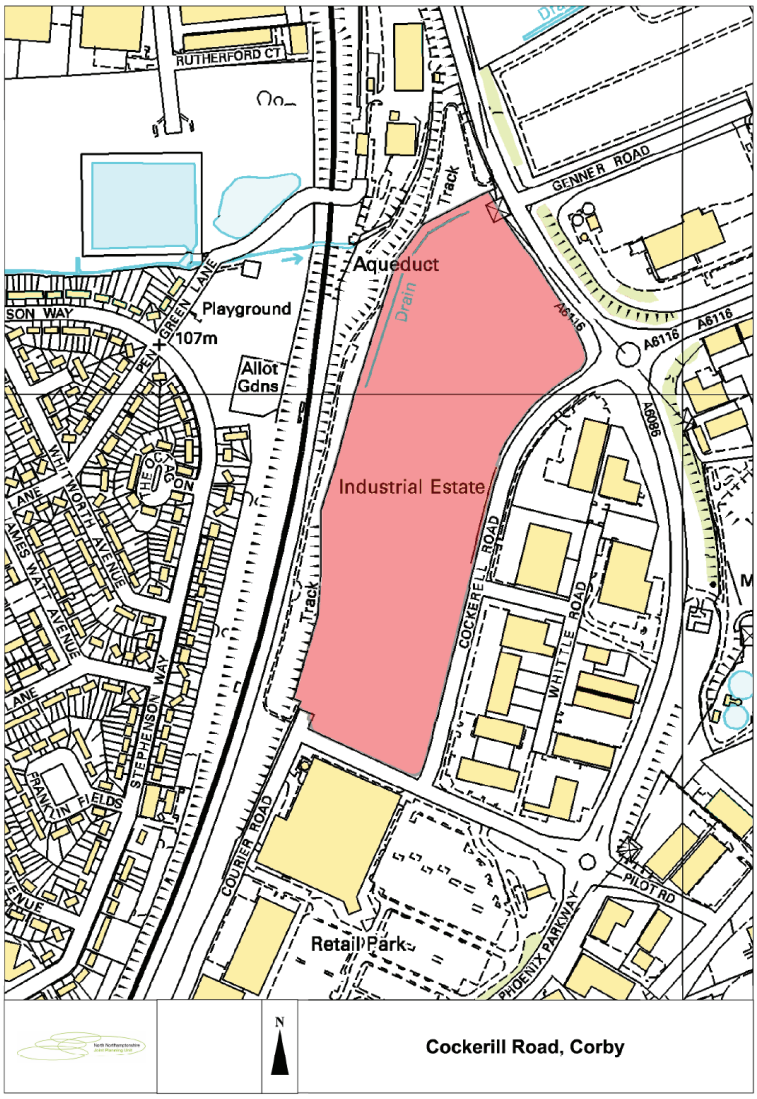
B. Cockerell Road, Corby

4.11 **Site description**

The site consists of an area of vacant land which was formerly used as part of the British Steel Plant. Cockerell Road adjoins the eastern boundary of the development whilst Courier Road, which provides access to the Phoenix Parkway retail park, is located to the south. Phoenix Parkway, which forms part of the principal road network, forms the northern boundary of the site. To the west there is a railway line with residential development beyond.



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

The site extends to approximately 9.5ha and should be developed as a high quality business park with a selection of small/medium size flexible units for class B employment uses.

4.13 **Key objectives**

The site at Cockerell Road should deliver:

- employment and training opportunities;
- a high quality, landscaped business park;
- infrastructure needed to support the development;
- a shift away from car use through the inclusion of measures designed to increase opportunities for walking and cycling and enhance public transport provision;
- a net gain in green infrastructure and biodiversity; and
- a development that is of the highest quality of design; supports low carbon growth through the attainment of high standards of energy efficiency, renewable energy and sustainable construction; and reduces the risk of flooding in accordance with policies in the Plan.

4.14 **Constraints**

The site has been previously developed and it will therefore be necessary to undertake a contaminated land survey and implement any consequent remediation works required by the local planning authority. The likely impact of noise and, if appropriate, light disturbance arising from the development on the neighbouring residential area to the west of

the railway will need to be assessed and any necessary mitigation measures will need to be implemented.

The site is located within the Nene Valley Nature Improvement Area (see Policy 3) and adjacent to a reptile reserve on the adjoining railway embankment. Development will need to avoid adversely affecting this reserve and will be encouraged to contribute towards its enhancement.

4.15 **Key infrastructure requirements**

Key infrastructure requirements required to deliver the development are as follows:

- The provision of a bridge over the railway and pedestrian access across Courier Road and Phoenix Parkway in order to create a well-connected place that increases opportunities for walking and cycling;
- Junction improvements, where necessary, to ensure that there is no deterioration of the local highway network arising from the development;
- An agreed surface water management scheme in order to reduce the risk of flooding;
- Structural landscaping and biodiversity enhancement; and
- Other infrastructure as detailed in the Infrastructure Delivery Plan.

4.16 **Place shaping requirements**

Access arrangements: Vehicular access should be delivered primarily from Cockerell Road. In addition, the overall scheme must include buildings that front onto Cockerell Road and onto internal roads within the development. The road system must also be designed to facilitate low speeds to encourage walking and cycling.

Highway capacity: Whilst the highway capacity in Corby is reasonably good, further investigation is required in order to determine the need for local capacity enhancements arising from the development.

Key strategic links to the surrounding area: A bridge must be provided for pedestrians and cyclists over the railway line to link with the residential development to the west. This will improve opportunities for modal shift by improving access for residents to the site and more widely. In addition, pedestrian access should be provided across Courier Road and Phoenix Parkway in order to improve connectivity to the retail-park and wider employment area. An off-road pedestrian/cycle link should be provided along Phoenix Parkway to link the development with the Priors Hall route and enhance safety.

Landmark buildings: Key landmark buildings which will add to the quality of the development must be provided at the junctions of Cockerell Road/Phoenix Parkway and Cockerell Road/Courier Road in order to contribute towards a high quality development.

Strategic landscaping and green infrastructure: This should include an avenue of trees or feature planting with a sustainable drainage system that includes swales; provides connectivity between habitats; and addresses climate change.

Delivery: Proposals will need to be subject to an agreed masterplan and phasing strategy that can be conditioned as part of any planning permission for the site to maintain development viability and ensure deliverability of all aspects of the scheme.

4.17 **Policy**

Land at Cockerell Road is allocated for a high quality business park on the Policy Map with provision for small/medium size flexible units that can be used for B1 (business), B2 (general industry) or B8 (storage and distribution) uses. Proposals must:

a. be compatible with a masterplan that forms part of a consented planning permission;

b. include primary access from Cockerell Road with development fronting onto this road;

c. provide for junction improvements, where necessary, to ensure that there is no deterioration of the local highway network arising from the development;

d. provide a pedestrian/cycle bridge across the railway together with upgraded pedestrian access across Courier Road and Phoenix Parkway;

e. deliver key landmark buildings at the junctions of Cockerell Road with Phoenix Parkway and with Courier Road;

f. provide high quality landscaping as an integral part of the design concept;

g. deliver a net gain in biodiversity, particularly through the inclusion of swales designed to provide connectivity between habitats;

h. be sensitive to the existing reptile reserve located on the railway embankment directly to the west of the site; and

i. in so far as they relate to the development, provide or make contributions, where more appropriate, towards other infrastructure requirements as set out in the North Northamptonshire Infrastructure Delivery Plan, and

j. 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.