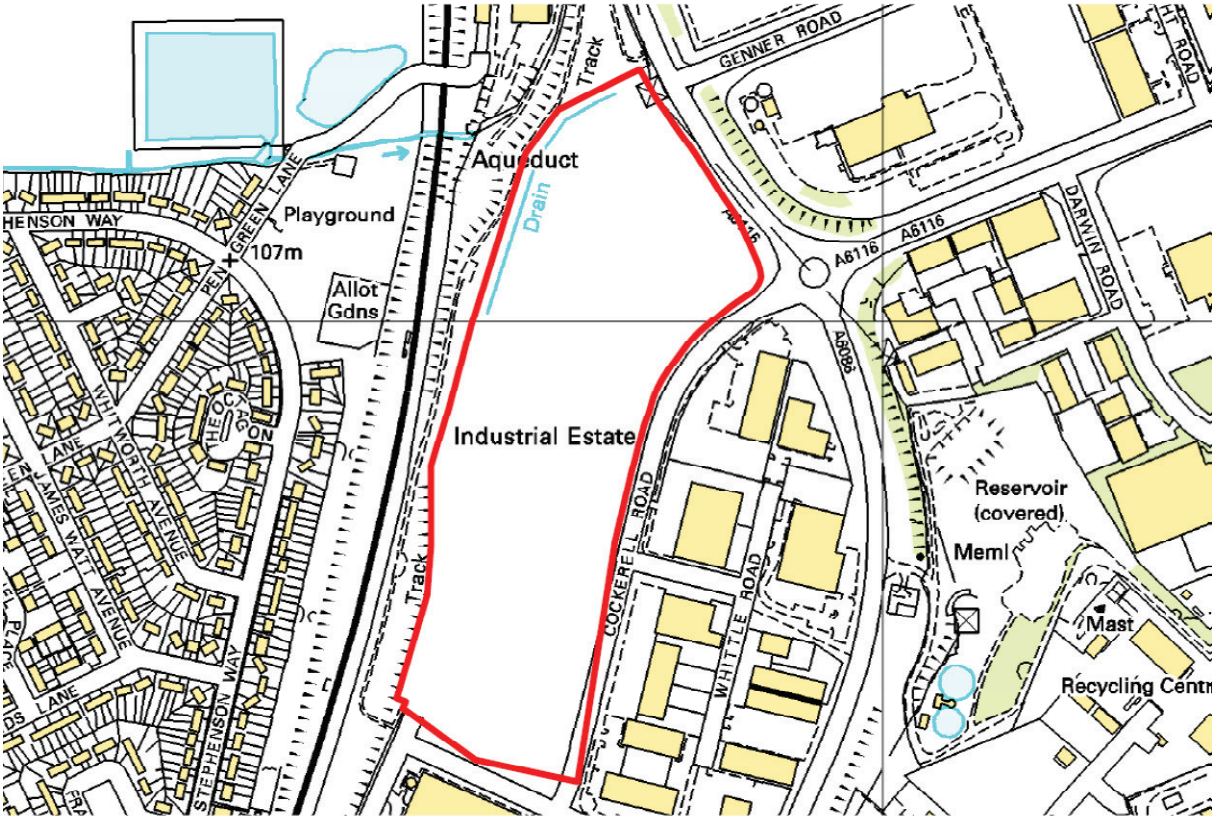
Local authority: Corby	
Site 14: Land at Cockerell Rd, Corby	
Other references: SELA – C4, CBC - CBC004	
Site Assessment – Proposed employment uses	
Site Area: ~ 9.3ha	**Settlement hierarchy:** Growth Town
Proposed development: Class B employment uses	
Site Description: The site, located on the edge of an existing employment area, is vacant land formerly used as part of the British Steel Plant. The Corby-Oakham railway line is located to the west, beyond which is an existing residential area. The railway embankment is being managed as a reptile reserve. Cockerell Road provides direct access onto the A6116, which forms part of the principal road network.	



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Criteria		Comments
Proximity to services		On a medium frequency (hourly) bus route with convenience shopping within a walkable distance (retail park located directly to the south).
Proximity to a trunk/principal road junction		Cockerell Rd provides direct access to the A6116. The site is approximately 6 miles from the A14
Connectivity to existing urban area		The site is within the town's boundaries and was not therefore subject to the sector analysis used to generate a connectivity grade. However, using the same methodology, the site has been assessed as grade B/C
Access infrastructure		Access achievable off Phoenix Parkway or Cockerell Road
Capacity of the highway network		Reasonably good capacity in Corby - some localised capacity enhancements may be required. Further investigation is required.
Utilities		Services would need to be connected to the site, although extensive new infrastructure is not required
Impact of an existing notifiable installation, including pipelines, on the development		Not within a specified consultation zone of a notifiable installation

Impact on existing sports and recreation facilities, including allotment land		No loss of sports or recreation facilities
Impact of existing noise or odour (major road, railway, domestic waste disposal site or other source) on the development.		The site is adjacent to the railway and A6116 – not considered that the use of the site for employment purposes would be significantly affected
Impact of the development on neighbouring land uses		Employment use would be compatible with neighbouring development
Impact on biodiversity		Proposals will need to be sensitive to the existing reptile reserve located on the adjoining railway embankment. Located within the Nene Valley Nature Improvement Area (NIA).
Impact of the development on a protected species or on a site recognised for its wildlife or geological importance		
Impact on visual landscape		Not within an area of sensitivity
Impact on heritage		Not within an area of sensitivity, although There are no conservation areas, listed buildings or sites of geological Interest within close proximity of the site. The SMR indicates that the site forms part of a historic environment asset
Impact on listed buildings, conservation areas, scheduled ancient monuments and historic parks and gardens)		
Impact on the existing form of the settlement		Re-development of brownfield site for employment use within existing industrial area would have a significant positive impact
Flood risk		Site is outside a designated flood zone
Impact on the use of previously developed land		Development would be on brownfield land
Impact on the quality of agricultural land		Vacant land - no impact on the quality of agricultural land
Impact on the stock of minerals		Not allocated for mineral extraction
Availability		Held by a willing owner – currently being marketed for development
Deliverability - Likelihood of site coming forward for development		No known exceptional costs. The SELA notes that the site is available for development without requiring public intervention monies and could be built out within 5 years. SELA identified the site as being appropriate for further evaluation.
Total quality		Assessed as a high quality site in the SELA
Other considerations		
Other highway issues		This site is still reliant on infrastructure related to the Rockingham MRC area but could be brought forward as it is relatively self-contained. There is the opportunity to provide better access over the railway with a footbridge and access to link with existing residential development, improving connectivity to the site and more widely.

Summary of Assessment:	
Key positive factors	**Key negative factors**
Development would result in the use of previously developed land	None apparent – although further investigation of the highway capacity is required. In addition, proposals will need to be sensitive to the existing reptile reserve and assess the archaeological value of the site.
A high quality employment site that is held by a willing owner (Corby Borough Council) and available for development without the need for public intervention	
Good proximity to services and the principal road network	
May offer the opportunity to provide better access over the railway with a footbridge and access to link with existing residential development.	
Extensive new infrastructure is not required	
Not within an area of landscape value	