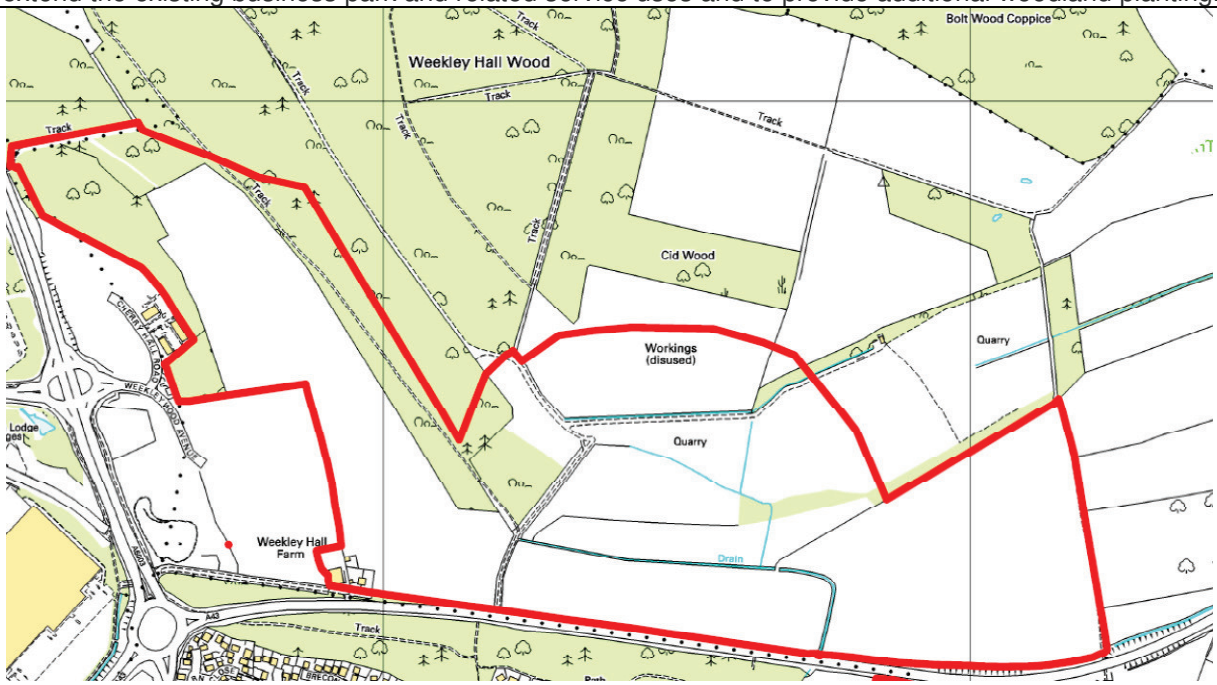
Local authority: Kettering	
Site 42: Kettering North (Weekley Wood development area)	
Other references:SELA K9; CSS Issues, KES – KN3, Emerging draft JCS (2012) rep no 111.	
Site Assessment: Employment	
Site Area: ~75 ha of which ~ 40ha would be developed	**Settlement hierarchy**: Growth Town
Proposed development: Employment and Leisure (B1, B2 small scale B8, 3 ha leisure)	
Site description: The site is located on the north side of Kettering and the A43 and to the east of the Kettering Business Park (adjacent to the A6003 Kettering to Corby road). To the north the site adjoins Weekley Hall Wood whilst agricultural land adjoins the eastern site boundary. The promoter is seeking to extend the existing business park and related service uses and to provide additional woodland planting.	



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Criteria		Comments
Proximity to services		Local convenience shopping is located within a walkable distance (Brambleside), although this is via an uncontrolled crossing on the A43 and on a relatively isolated footpath. Proposals are also being formulated for a convenience store on the adjoining North Kettering Business Park. The X4 bus service provides a better than half hourly service, although this would need to be diverted to serve the site effectively.
Proximity to a trunk/principal road junction		Located directly onto the principal road network (A6003/A43)
Connectivity to the existing urban area		Integration capacity assessed as grade E. The A43 is a high speed route (60mph) with high traffic flows which is difficult to cross. Whilst the Corby Link Road will bring capacity benefits to the A43 to the south of the site, Kettering East and the Weekley/Warkton Bypass may increase flows along this section of road. To the south of the A43 there is an area of woodland which further isolates the site from the urban area of Kettering. Whilst there are existing public footpath links into the residential area beyond, these routes are not lit or overlooked.
Access infrastructure		Access could possibly be achieved off the A6003, which would be deliverable. The site is however long and thin and would therefore benefit from another access point.

		Further investigation required. The site is crossed by public bridleways.
Capacity of the highway network		Proposals will have a direct impact on the trunk and principal road network and enhancements are likely to be required. Whilst the Corby Link Road will bring capacity benefits to the existing A43 to the south of the site, Kettering East and the Weekley/Warkton Bypass may result in an increase of flows along this section of road. The site will contribute cumulatively to the need for capacity enhancements in the town centre.
Utilities		The site can be appropriately served by utilities, including water, gas and electricity at a cost. Extending the existing infrastructure associated with Kettering Business Park will assist to keep costs and viability reasonable.
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 adjacent to A6003 and A43 but it should be possible to mitigate the impact of noise from these sources. In addition, the site is, in part, located within the 300m minerals consultation buffer of land with permission for ironstone extraction and the 300m waste consultation buffer of a waste disposal site (Long Drowpits).
Impact of the development on neighbouring land uses		Employment development would be consistent with that already permitted development at the North Kettering Business Park. However development would impact on neighbouring historic assets and wildlife sites.
Impact on biodiversity		Area of medium sensitivity with high sensitivity associated with the designated site of Weekley Hall Wood & Quarry which should be maintained and enhanced. The promoter has indicated that 15ha of new woodland would be planted. Impact on protected species unknown
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 high landscape sensitivity. The need to conserve the setting of Warkton village and the parkland around Boughton House are import considerations which may impact on the extent of the development. In addition, the woodland areas are an important landscape feature which should be reinforced to prevent coalescence and enhance the strategic green infrastructure.
Impact on heritage		Area of generally low sensitivity which adjoins areas of high sensitivity. Extensive reinstated mineral workings around Weekley Hall Wood have reduced the potential cultural heritage value of much of the site. Weekley Hall Wood, however, is a surviving area of historic woodland which should be conserved. Whilst there are no listed buildings etc on the site, the eastern area is close to Weekley village (conservation area, listed buildings) and Boughton Park. Development will need to take account of the setting of these important assets.
Impact on listed buildings, conservation areas, scheduled ancient monuments and historic parks and gardens		
Impact on the existing form of the settlement		Site is detached from the existing built form by the A43 but could provide a logical extension to the North Kettering Business Park. See above regarding potential impact on the setting of Weekley

Flood risk		The site is outside a designated flood zone
Impact on the use of previously developed land		Greenfield site
Impact on the quality of agricultural land		Much of the land has been quarried in the past and is largely grade 4.
Impact on the stock of minerals		Site is not allocated for mineral extraction.
Availability		Held by a developer/willing land owner. The site is being promoted through the JCS review.
Deliverability - Likelihood of site coming forward for development		Score of 2 in the SELA - as an extension to Kettering Business Park and taking advantage of the good communications and woodland / rural setting there is the potential to attract demand from a wide variety of employment and leisure uses. The SELA identified the site for further evaluation.
Total quality		Site assessed as being of fair quality in the SELA
Other considerations		
Within a Minerals Safeguarding Area		Proposals would need to be accompanied by a mineral resource assessment in order to determine the viability of prior extraction
SELA indicates that part of the site was formerly used as an inert waste site		Impact on viability
Public right of way crosses the site		Retain and provide links to enhance connectivity

Summary of Assessment:	
Key positive factors	**Key negative factors**
Good access to the trunk/principal road network, subject to detailed assessment.	Area of high landscape sensitivity which may impact on the extent of the developable area.
Held by a developer/willing land owner	Poor connectivity to the existing urban area- A43 is a significant barrier
Potential to take advantage of existing Kettering Business Park and woodland/rural setting has potential to attract demand from a variety of users	
Significant woodland planting would be provided as part of the scheme	
Largely poor quality agricultural land	