Kettering South

A Prospectus



Kettering will be the focus of major economic growth and prosperity over the next 20 years.

The town is located at the heart of the North Northamptonshire growth area which is planned to deliver some 45,000 new homes and 29,000 new jobs together with major new and improved infrastructure.

The site sits on the A14 which is part of the Trans-European Road Network and links the Haven ports of Felixstowe, Harwich and Ipswich to the West Midlands, the North West of England and beyond. The town also benefits from a direct rail service to London one hour away.

SITE LOCATION



Kettering South provides a major opportunity for a new strategic employment location based on a Greenfield site of some 53 hectares. It has an excellent location being at the intersection of the A14 (junction 9) and the A509 which will provide a dual carriage way link to Wellingborough and connections to Northampton and Milton Keynes to the south. Kettering town centre lies 2 miles to the north.

To the north of the A14 is the Kettering Venture Park, a major mixed-use development, and to the east, beyond the Midland Main Railway Line, lies the Latimer Business Park. There is a golf course immediately to the west and the land to the south is predominantly agricultural.

Planning Status

The site is not currently identified for development in the adopted North Northamptonshire Core Strategy (2008). However this plan is now being reviewed and new strategic employment sites are to be identified.

This site is supported by the Northamptonshire Strategic Employment Land Assessment (SELA) which states that 'land at Kettering South should be examined as a regionally important location with good A14 Trans-European Network Route connectivity and likely to attract inward investment'.

It indicates that the site would be most suitable for B1 development, high performance research and development and B2/B8 development with associated leisure uses and including hotel.



Access and Infrastructure Improvements



The site is already well connected to the strategic road network but will benefit further from the widening of the A14 to three lanes west of the site, with work scheduled to commence in 2013. Links to the south will also be substantially improved by the construction of the A509 Isham dual carriageway bypass.

Site Characteristics

The site comprises three linked parcels of land which are currently in agricultural use. There are no environmental designations that provide a showstopper to development. There are overhead power lines crossing parts of the site.

Site Area A

17 hectares located south west of the A14 junction 9. Prime site location occupying a prominent ridge line.

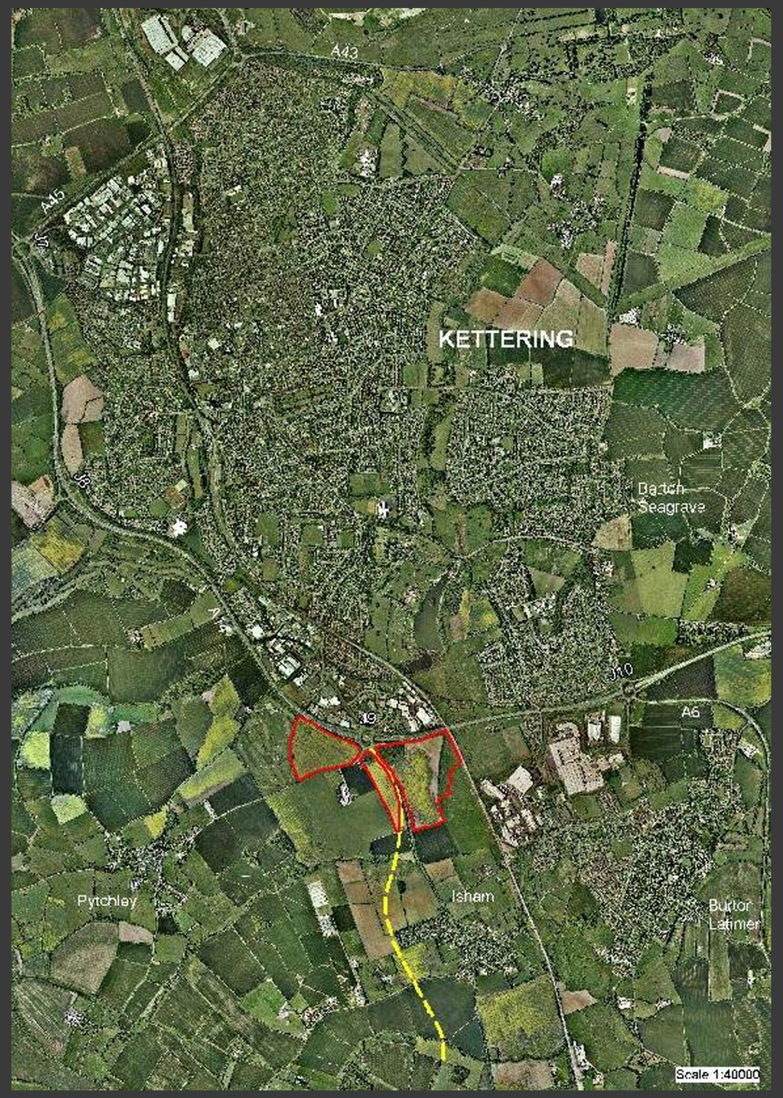
Site Area B

29 hectares located south east of the A14 junction 9. The land generally slopes from west to east and the eastern edge of the site lies within the flood plain of the River Ise and is bounded by the Midland Main Railway Line.

Site Area C

7 hectares located south of the A14 junction 9. Gateway site although the proposed A509 Isham Bypass will impinge on part of the site area.





Availability

The land is in the ownership of Northamptonshire County Council and is available for immediate release.





Proposals

Site A

Major office campus or a research and development facility for a single or multiple user.

Site B

Public services hub (including relocated fire station and new highways depot), smaller B1, B2 and B8 uses and / or a destination of leisure uses.

Site C

Hotel and associated commercial uses.

TIMESCALES AND NOTABLE DATES

Summer 2012 — Seek inclusion in North Northamptonshire Core Strategy

Autumn 2012 — Develop outline planning application

Summer 2013 — Planning approval

Autumn 2013 — Disposal of asset

End of 2014 — First occupier









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