

PLACE SHAPING REQUIREMENTS

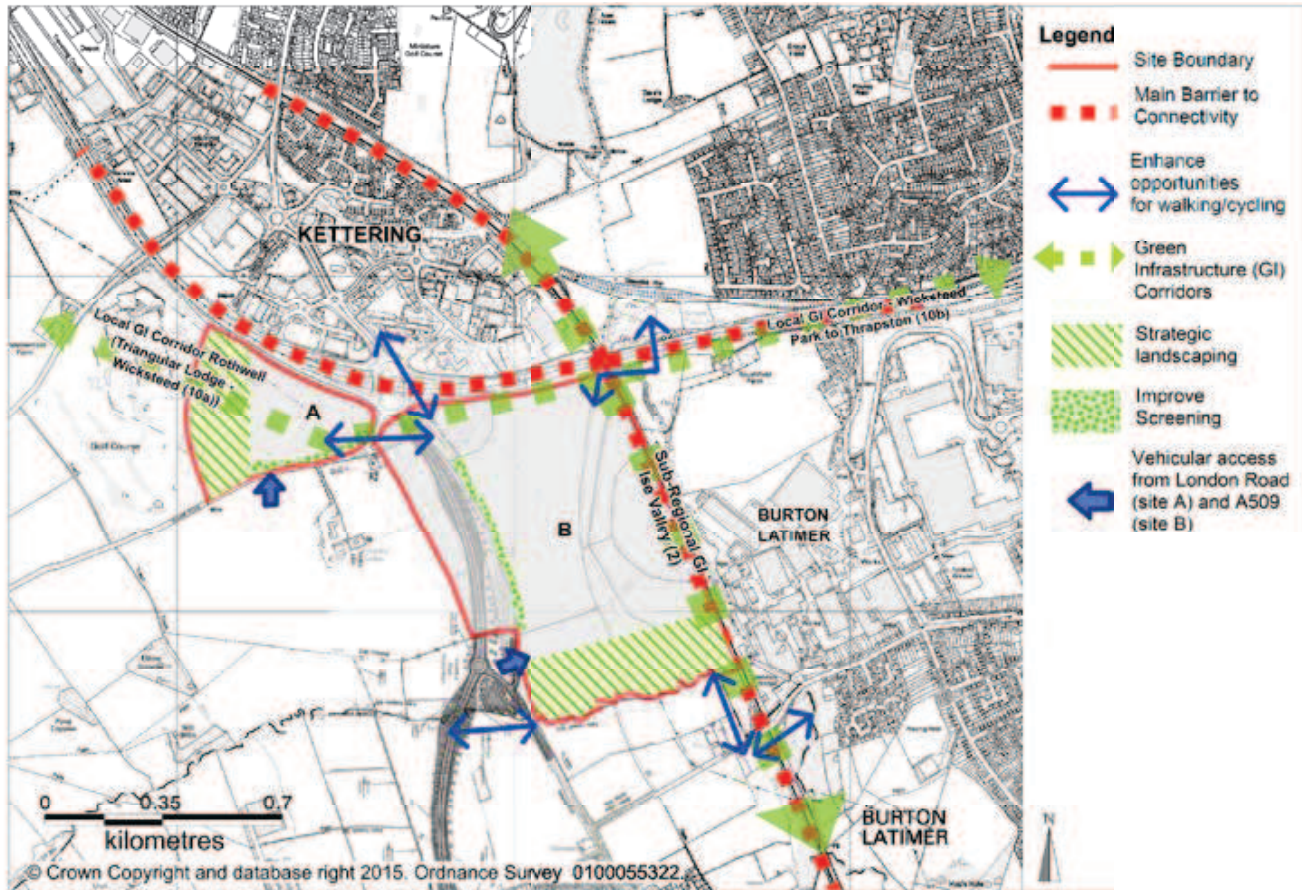


Figure 27: Kettering South Site

10.73 Land uses: Parcel B will primarily focus on the delivery of B8 (logistics) development whilst Parcel A will provide opportunities for B1 (office) and B2 (general industrial) of a smaller scale including the potential for a public service hub.

10.74 Access: Vehicular access to parcels A and B should be from Isham Rd and the A509 respectively.

10.75 Highway capacity: The development will result in the need for mitigation measures to enhance the capacity of the A14 junction. In addition, the site should contribute cumulatively to capacity enhancements needed in Kettering town centre.

10.76 Improving connectivity: The A14 acts as a major barrier and restricts connectivity for pedestrians and cyclists between the site and the urban area of Kettering. To encourage a modal shift away from the car a strategy will be developed to ensure that Kettering South is well connected to Kettering and Burton Latimer in a safe and direct manner. Proposals should include opportunities for improved public transport with a permeable network of roads and paths provided on parcel B. Enhancements to the A509 radial route will be required to facilitate improved access into Kettering and enable existing out of town retail and business areas directly north of the A14 to serve the development. In addition, a mix of uses within the site of an appropriate scale to meet the working-day needs of people would enhance the sustainability of the scheme. Such uses might include a newsagent's, a cafe or a crèche.