

Table C.9 - Environmental Assessment

Site ID	Site Name	Adjacent Land Uses and Mix of Uses Within Site	Description of Development Constraints and Environmental Problems	24 hour working	Non B-uses likely to compromise operation of site.	Existing Operations Incompatible with neighbouring uses.	Quality of Site Environment	Access to amenities / facilities
01	Islip Furnace Site	Inchcape automotive (site 2) located to east. A6116 located to the south.	Site land-locked.	1	1	0	Mostly poor quality site environment, largely as a result of operations on site (mainly animal feed production).	None
02	Inchcape Automotive	Wider industrial area to the west. Bound by road network.	None - good employment location	1	1	0	Good quality - no untidy industries on the site.	None on site
03	Acorn Industrial Estate	A6116 to the west, residential to the east.	None identified	0	0	0	Fair environment throughout, not attractive to high spec SMEs in current format. North of site is fragmented at present.	None identified
04	West Hay Farm	Westhay farm to south. Rural elsewhere.	Possible environment constraints given location.	0	1	0	High quality site environment, suited to current use.	Some on site facilities for HGV drivers.
05	Land South of Meadow Lane	Warth Park employment site to the north, residential properties to the east, and open land to the south and west	Obtaining appropriate access from Meadow Lane may prove to be problematic	0	0	0	N/A	N / A
06	Kingsmead	Residential to the south and east. Open countryside to the north and west.	An old railway cutting runs along the northern site boundary, although this would be unlikely to restrict potential site expansion should the need arise.	0	0	0	Good quality site environment for existing uses. Site is unlikely to be attractive to higher value uses due to location.	None. Site is poorly sign posted and hidden from view.
07	King's Cliffe Industrial Estate	Some works are currently being carried out on land immediately to the west of the site. Majority of surroundings are rural, although a house is located immediately to the north-east, and are nearby to the south. A heavy industrial business is accessed via a private entrance immediately to the east of the site.	The estate may result in noise pollution to nearby non-B-class land uses, and the HGV's accessing the site and heavy industrial business nearby may be unsuitable for the B-road.	0	1	0	Good quality estate for the businesses it is likely to attract, and for rural location.	Café within site. Open Monday to Friday from 9am to 3pm.
08	East Road	New Primary School to the south of site. Residential and agriculture land elsewhere around site.	Primary School. Only suitable for van deliveries.	0	0	0	Fair - low quality employment area which in current form is not attractive location. Scope for improvement.	Town centre close by.
09	Nene Valley Business Park	Residential, B class and agriculture.	None	1	1	0	Fair - good. Contains several high profile businesses. Parking shortage detracts from image of site.	None on site.
10	Fairline Marina	Wider marina area to east. Barnwell Country Park to west.	Environmental and designations likely.	1	1	0	Large part of site is a boat yard therefore site environment not fantastic but fit for purpose. Expansion of activities may have caused widespread parking problems.	Some on site.
11	Haldens Parkway	Residential area to the west across the A605. Open countryside to the north, Elm lodge directly to the east and to A14 runs adjacent to the southern site boundary.	None.	1	1	0	High quality site environment for production and distribution businesses, largely as a result of the proximity to the strategic road network and supply of labour from nearby Thrapston.	No formal facilities, but food van parked at site entrance.
12	Cottingham Way / Cosy Nook	Thrapston town centre (residential and retail uses) to the east and south. River Nene located to the west (from north to south) and new residential development (Waters Edge). Open land to the north.	None	0	0	0	Site environment is adequate for the existing occupiers.	Thrapston High Street offers shops and catering facilities (2 mins walk)
13	Top Close	Potential to the south. Open countryside to the west and north. A605 to the east.	None	0	0	0	Site environment is generally adequate for the current uses. However, verges of Top Close could be substantially improved.	None
14	Warth Park	Residential to east, agriculture to west.	None	1	1	0	Highest quality large scale distribution park - attractive to large firms requiring a distribution function.	None
15	Enterprise Road	Open countryside to the north, and residential areas to the south, east and west.	None.	0	0	0	The quality of the site environment is generally high (particularly in Dean Close to the west of the site)	None.
16	New Barn Farm	Rural area with agricultural and equestrian uses.	Few constraints.	0	1	0	Good landscaping throughout.	None
17	Lakeside Country Club / Rushden Lakes	Rushden Lakes located immediately to the north of site (Skew Bridge Ski Lake). A45 located to the south and east. Mainly countryside to the west.	Much of site area currently used for motorbike scrambling, and appears to have been occupied by travellers. Site may be located within floodplain.	1	0	0	Currently poor quality environment (see above) in a potentially attractive setting.	N / A
18	Rushden Business Park	Open fields are located to the east and south of the site. Further industrial area to the south west and the A45 to the north west.	Water to the east?	1	0	0	Good quality site environment capable of attracting high-grade businesses.	Wacky house restaurant located to north-western corner of site.
19	Crown Park	Forms part of wider industrial area. Allotments to east.	None	1	1	0	Good quality reflecting recent investment in area and high profile occupiers.	Waitrose on site.
20	Express Business Park	Forms part of a wider industrial area to the north and east. South of site is rural and west of site is bound by road.	No constraints identified.	1	1	0	Attractive location for current uses - particularly distribution.	None.
21	Sanders Lodge (north)	Part of a wider employment area.	None identified.	1	0	0	Site may have the potential to support higher quality of occupants.	Small café on Swift Showroom site.
22	Norris Way / Elan Court	Forms part of wider industrial area. Residential to the south east corner of the site.	Residential use adjoining eastern edge.	1	1	0	Fair quality environment which offers accommodation to local businesses that do not require or cannot afford a higher quality environment.	None
23	Land east of Prospect Avenue	Ferrers school and employment site 24 (allocation) is located to the north. Residential area located to the west.	None	0	0	0	Potential exists for a very high quality distribution park located in close proximity to the A6.	None
24	Land East of Ferrers School	To the south on the opposite side of John Clark Way there is a new housing development under construction by Connolly Homes (Churchview)	Employment site 25 to the north. Ferrers school to the west. Employment site 23 to the south, and the A6 to the east.	0	0	0	N/A	N/A
25	Kimbolton Road	A45 to east. Residential uses to the north and west. The Ferrers School located to the south.	None.	0	0	0	Site environment is varied. Generally adequate for existing occupiers.	Catering van located on eastern edge of site.
26	Chowns Mill	River Nene to the west and north of the site. A6 to the east and A45 to the west.	None.	1	0	0	Poor quality site environment. Site unlikely to attract higher value occupiers.	No formal catering facilities.
27	Nene Park	The River Nene is located to the east of the site, farmland to the north and south, and the A6 dissects the site from north-west to south-east.	Potential flood risk to east of the site which would impact on eastern expansion.	0	0	0	Generally high quality site environment.	None.
28	Addington Park Industrial Estate	Little Addington located to the north-west. Farmland located in all other directions.	Development of vacant land parcel restricted by relief of the land.	0	1	0	Majority of the site (located to the east of the A6) is well landscaped and well lit.	Bar and restaurant within football club complex which is open to the public.
29	Francis court	Site is surrounded by industrial and employment land uses, although a residential area exists to the south-east.	River Nene located approximately 200 metres to the east, and site could potentially be located within the floodplain.	0	1	0	Site environment adequate for current uses. However rural location and quality of buildings likely to restrict the likelihood of attracting higher-value uses.	No facilities located within site.
30	Sanders Lodge (south)	Site is surrounded by residential uses to the east, further employment uses to the north and south and retail uses (car sales) to the west.	Site is land-locked. No room for site expansion.	1	1	0	Quality of site environment is particularly poor in the north of the site, although adequate for current occupiers.	Signage is adequate from the road.
31	Diamond Way Business Centre	Allocated employment land and site 27 located to the east and south of the site. Open countryside to the north, and residential to the west.	Buildings located on the top of a small hill.	1	1	0	Site is unlikely to attract higher-value employment uses.	None
							General quality of the site environment is adequate for the relatively low-cost operations currently supported by the site.	Fast food van parked at entrance to site.
							High quality site environment which is well maintained and landscaped. Site image is suitable for a business centre of this type.	None within site. Bus and restaurant located within football club complex nearby.