

2. THE APPLICATION SITE AND SURROUNDINGS

2.1 Introduction

This chapter of the ES summarises the existing land uses and activities occurring on the Site and within its surrounds. The chapter also identifies the key environmental characteristics of the Site and its nearby areas, thereby identifying potential sensitive receptors which may be affected by the Proposed Development. A full description of the baseline conditions relevant to each environmental topic is provided in each of the technical chapters within this ES.

2.2 Site Location and Setting

The Site is located within the Willowbrook East Industrial Estate, Shelton Road, Corby, Northamptonshire, NN17 5XH at National Grid Reference (NGR) 490910, 290830. It is located approximately 2.2 km north-east of Corby Town Centre (**Figure 1.1**) in a light industrial setting. The nearest residential receptor is approximately 750 m from the Site boundary.

The Site boundary encloses an area of approximately 2.5 hectares (ha) accessed via Shelton Road on the eastern boundary of the Site. It forms a small part of a much larger area formerly the Corby Steelworks which has been demolished leaving an extensive area of land awaiting redevelopment. Most of the Site is relatively flat (c. 106 m Above Ordnance Datum (AOD)) and is currently used as a car storage area (i.e. tarmac roads with gravelled areas) bounded by palisade fencing. There are currently no structures or buildings on the Site (see **Figure 2.1**).

The northern part of the Site is utilised for landscaping and as a buffer from the adjacent watercourse. Beyond this is a small woodland which divides the industrial estate from the former Rockingham Motor Speedway¹.

The following features and activities have been identified in the surrounding area.

- *North* – a watercourse, the Northern Stream (a tributary of Willow Brook), green space and woodland are located adjacent to the Site boundary. Beyond this, the former Rockingham Motor Speedway and associated facilities are located to the northeast and northwest. The elevation of the landscape rises dramatically to the north over the Speedway. Kirby Hall, a Grade II listed building, lies 2.2km to the northeast of the Site.
- *East* – Shelton Road, in an approximate north to south orientation, with light industrial properties and unoccupied land beyond. Beyond, to the south-east there is an academy and a new housing development (0.75 km from Site), both of which occupy a slightly lower elevation. The countryside then gradually rises, 2 km to the east of the Site.
- *South* – light industrial style properties amid tree belt planting in a flat landscape.
- *West* – car/vehicle storage extends for 1 km. Beyond this, business and industrial park buildings are located adjacent to the A6116.

¹ Rockingham Motor Speedway ceased operations in 2018.

Figure 2.1 View across the Site

2.3 Environmental Permits

The Site formed part of an area that was historically licensed as an industrial waste landfill, 'North Brook Landfill Site', which was operated by Tata Steel UK Ltd. The landfill was closed in 2009 and the Site has since been infilled and capped as described below. A full description of relevant environmental permits in the vicinity of the Site is included in Chapter 13 (Soils, Geology and Contaminated Land).

2.4 Geology

According to the relevant British Geological Survey (BGS) Solid and Drift Geology Map (Sheet 171: Kettering), the Site is directly underlain by Infilled Ground, "*opencast ironstone workings and major limestone and sand and gravel quarries, may be partly or completely backfilled*". The Infilled Ground is capped with a geotextile and 100 mm thick granular drainage layer (to prevent infiltration) under a 500 mm surface capping layer. It is underlain by the bedrock geology of the Northampton Sand Formation, part of the Inferior Oolite Group. According to the BGS Lexicon of Named Rock Units, the Northampton Sand Formation is described as:

"...sandy, berthierine - ooidal and sideritic ironstone, greenish grey where fresh, weathering to brown limonitic sandstone, typically displaying a box - stone structure. The basal part, is commonly muddy and less ferruginous. The uppermost beds are generally more or less ferruginous sandstone. The unit includes lenses of mudstone and limestone in places, and contains a fairly abundant marine fauna of bivalves, brachiopods and ammonites, which are not generally evident in weathered sections".

2.5 Hydrogeology

Environment Agency maps identify the Site as being located on Northampton Sand Formation – Secondary A – permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as Minor Aquifers. However, given the historical context of the area, the widespread iron mining activities in the past and the presence of known contamination, the distribution and usability of groundwater is probably limited. This is confirmed by the absence of any groundwater abstraction licences associated with the Site or within a 2 km search radius.

2.6 Hydrology

The nearest surface water feature is Northern Stream, which flows in an approximate south-west to north-east direction, along the Site's northern boundary. The Northern Stream has been classified under the Environment Agency's General Quality Assessment (GQA) scheme as having Grade F (i.e. bad) river quality during the 2000 monitoring round. No additional more up to date data is available. There are no surface water abstraction licences within a 2 km search radius of the Site and it is not located on a floodplain.

2.7 Transportation and Access

Access to the Site is from Shelton Road which adjoins the A6116. The Site has a good level of accessibility by sustainable modes of travel. Residential wards lie within walking distance of the Site and it can be readily accessed by foot. A wider residential catchment can be reached by bicycle using dedicated cycle facilities and lightly trafficked residential roads.

2.8 References

No references