



Alledge Brook LLP



Creating a future for Kettering



- **Better** homes
- **New** jobs
- **Improved** transport links
- **Better** community facilities
- **New** parks
- **Improved** investment



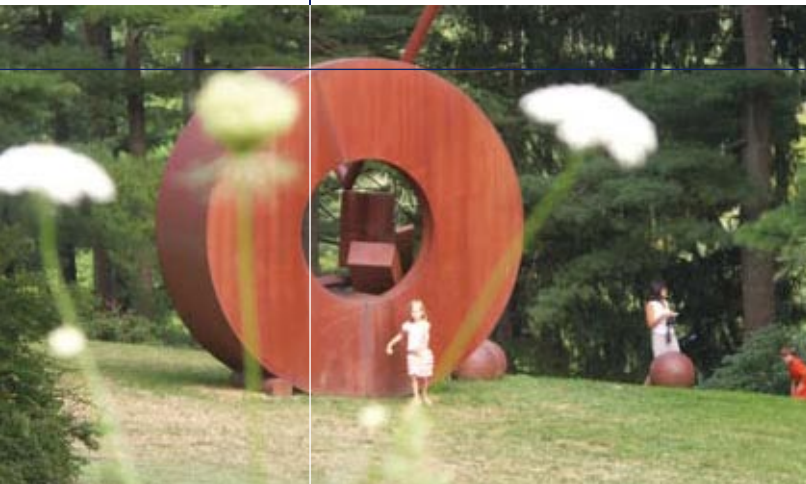
www.eastkettering.com

Creating

a future for Kettering

The proposals for East Kettering from Alledge Brook LLP bring a new community to the area providing:

- **Quality homes that are needed in the town**
- **New jobs to boost the local economy**
- **New community facilities for all**
- **A greener sustainable development with better parks and sports facilities**
- **Improved transport links**
- **Better footpaths/cycle routes**
- **One third of the development will be green spaces - parks and playing fields**
- **The development will help generate an additional £23 million spend in Kettering Town Centre bringing greater improvements and better investments**



Changes

to the application



Alledge Brook LLP has been working and consulting on the plans for more than four years. A planning application was submitted in Summer 2007. The East Kettering Liaison Forum has been set up to make sure that local views are heard, allowing matters to be raised with the development team and other partners.



Some changes have been made to the plans following comments made in the application consultation process. These changes include:

- **A new road to the A43 providing a bypass for Warkton and Weekley**
- **Plans for a park and ride scheme has been dropped**
- **More space for employment and jobs including a hotel with leisure facilities close to the A14**
- **Creating more playing fields close to existing housing and more parkland on the eastern and northern edge of the development**
- **Changes to the District Centre, providing a full range of shopping and community facilities**



New Neighbourhoods

The development will provide 5,500 new homes including detached, semi-detached, townhouses, terraces, mews, apartments and bungalows.

A series of distinct neighbourhoods, set in new parkland will contain:

- Three local centres will provide a mix of shops and community facilities and will be surrounded by homes in traditional street patterns.
- At the heart of the development will be a new District Centre with a mix of shops, restaurants, community facilities, offices and health facilities.

The design will follow the best architecture in Kettering, but also adds a new and contemporary style to living.



A Design Code will be agreed with the Council to ensure that the design principles and standards are upheld throughout the construction.

New housing will be developed to the Government's Code for Sustainable Homes standard.



A *Lively* community



The development is large enough to bring good community facilities for the new residents as well as making improvements for others living in the town.

New Secondary school

The development will include a new secondary school. Alledge Brook LLP plans to work with the existing schools in the town to build a community based school committed to educational excellence.



Primary Schools

Four primary schools each with two-form entry will be provided. These will be spread across the development close to the local centres and will be well served by the improved transport links. The schools will be built early in each phase of construction to be ready when new residents arrive.

Better Health

A new medical centre will be built at the District Centre working together with the Local Health Authority. Private healthcare services could also be attracted to the development, bringing specialist health investment, jobs and services to the area. Land has already been set aside for a health clinic.

New Community Facilities

These might include a theatre, sports hall or swimming pool.

Better Transport

More

Jobs

Two major new business centres are proposed as part of the development. A Business Village will be built to the south of the new District Centre and have good accessibility to the A14 and A6.

A second Gateway business site will be located close to a new junction from the A14. This will be a major new high profile site for the town providing a gateway to the town from the dynamic, growing Cambridge area with considerable potential for further growth.

Both will be aimed at attracting high quality and high tech business occupiers in contemporary buildings arranged within an attractive landscaped parkland setting.

Further jobs will be created in the offices and community facilities located in the district and local centres and in a new 200-bed hotel, which will be located close to the Gateway business site.

In total, an estimate of at least 3,600 jobs will be created in the new development.

A project of this scale can generate funding to help get better transport links and increase employment, which smaller schemes are unable to do.

As part of the proposals, a new road is planned to link the A43 to the development and bypass Warkton and Weekley thereby stopping rat-running through these villages.

A new Junction for the A14 is proposed to provide access into the development and a high quality new access into the town. Discussions with the Highways Agency are being held about their own improvements to the A14. A series of better road connections into Kettering are also being proposed.

The development has been specifically designed to encourage walking and cycling. All homes will be within walking distance of the new district and local centres. Safe, high quality, wide footways and cycle parks will be provided throughout the development, and existing bridleways crossing the site will be retained.

The development will be served by excellent public transport with frequent bus services serving the areas where people will live.



Green by *Design*



A third of the site is given over for better parklands, open space and playing fields.

Working with partners including local and statutory environmental groups a Green Infrastructure Strategy has been prepared that includes:

- Improved parks within the development
- Setting up a Country Park that will blend sensitively into the surrounding countryside
- Green borders running alongside existing streams, brooks, hedgerows and woodlands
- Carefully managed nature conservation areas to protect existing and protected species. These will include open standing water, hedgerows, grassland and woodland
- Recreation and play areas – including playing fields and a comprehensive network of play areas for children and young people groups – these will be built adjacent to the new housing

The setting up of allotments and community orchards.

The parks will be well managed and the informal nature areas will be managed by a not-for-profit local trust working alongside groups such as the Northants Wildlife Trust, the River Nene Regional Park and others who know the area well.



have your say

We are interested to get your reactions and comments on the Alledge Brook revised proposals.

Please complete and return this feedback form as we would welcome your thoughts and ideas.



Name _____

Address _____

_____ Postcode _____

Email _____

My comments are: _____

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Next steps

Kettering Borough Council is now consulting on the amendments and are likely to determine the application in the Autumn. Your thoughts are very welcome (please use existing reply paid card).

The initial work phase includes:

- Providing links into the development from the Barton and Cranford Roads, with links to Deeble Road
- First phase of Central Park and recreational grounds;
- First phases of housing towards the west and south of the site;
- First two primary school; and secondary school
- First phases of the District Centre

For more information, visit

www.eastkettering.com or call 01780 767331

About Alledge Brook

The Alledge Brook is a stream that runs through the proposed development.

Alledge Brook LLP is a joint venture between Bee Bee Developments and Buccleuch Property working with other landowners covering the East Kettering area to ensure that the development is properly planned from the outset. Both are locally based.

Bee Bee Developments is a major developer in North Northamptonshire, having recently started work on the Priors Hall urban extension at Corby, which will create over 5,000 homes ,3,000 new jobs and include the Corby Academy. They are also promoting major developments to the north of Wellingborough and around Wellingborough station.

Buccleuch Property is part of the Buccleuch Group, owner for over 400 years of the 4,000 hectare Boughton Estate at Kettering. Buccleuch Property are Landowner Developers and so bring the long term view to the sustainable development at East Kettering, having full regard for Kettering and the surrounding County of Northamptonshire.

Alledge Brook is being advised by a professional team that includes:

David Lock Associates – Masterplanners and Planning Consultants

Colin Buchanan – Transportation Consultants

FPCR – Environmental Consultants

Lockhart Garratt – Green Infrastructure Consultants

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