Alledge Brook LLP

Press Release

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Kettering expansion plans to go on public display

Alledge Brook LLP, the joint venture between Bee Bee Developments and Buccleuch Property, promoting the eastern expansion of Kettering, has announced that it will hold a further series of public exhibitions in September to allow local residents to see the plans and talk to those involved in the drawing up the proposals. The exhibitions will take place at a number of venues in the eastern part of the town and nearby villages and the dates will be announced shortly.

Last week, an outline planning application was submitted to Kettering Borough Council to build 5,500 new homes along with new jobs, schools, community facilities and substantial parkland, as well as the infrastructure needed to support the development. The proposals will help Kettering Borough Council meet its ambitious housing targets and provide a major boost to the town centre and local economy.

Aldred Drummond from Alledge Brook, said:

"We have been working up our plans for more than three years. In this period we have held a series of design and environmental workshops, undertaken widespread consultation including public exhibitions in December 2005 and October 2006, and met with local groups. These consultations helped establish core principles that have underpinned our proposals.

"We are now keen to show local residents the worked up proposals and to engage with them about the issues involved in taking forward this major development and listen to their views."

The new development will contain a series of distinct neighbourhoods, set within an extensive network of new parkland. Each local centre will provide a mix of shops and community facilities such as primary schools and community space and be surrounded by homes arranged in traditional street patterns. At the heart of the development will be a new district centre with a mix of shops, restaurants, community halls, schools, offices and health facilities. The height of the development will be generally two storeys, but will rise to three and four storeys in the district centre.

The proposals include:

■ Building 5,500 new homes by 2021. These will include a wide range of housing types including detached, semi-detached and townhouses, terraces, mews, apartments and bungalows. The development will include new affordable homes – providing a mix of homes to rent and affordable homes to buy – and a contribution will be made towards the provision of affordable homes elsewhere in the Borough and the upgrading of the existing affordable housing stock.

- Creating 3,600 new jobs on two major new business centres attracting high quality and high tech business occupiers. Further jobs will be created in the offices and community facilities located in the district and local centres and at a new 200-bed hotel.
- Providing a range of community facilities including health services, a new secondary school the Northants CC threshold for a new secondary school is 5,100 new homes and four primary schools, each with two-form entry.
- Providing a range of parkland and open space. A third of the site (almost 100 hectares) will be provided as formal and informal parkland and open space. This will include formal urban parks, an informal Country Park, nature conservation areas, playing fields and a comprehensive network of play areas for children, catering for different age groups, as well as a Community Farm, allotments and meadows.
- Meeting the Eco-Homes 'Very Good' standard, which will require using sustainable and recycled construction materials and incorporating water and energy efficient measures.

A planning application has been submitted to Kettering Council. As it is a major scheme, we expect the Council to take a few months consulting local residents and other stakeholders. If approved, the development will progress in four phases and is expected to take some 14 years to complete.

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For more information, contact Wyn Evans on 020 7025 2321 or 07090 974924

Note to editors

Visual images of the proposals are available on request. Please contact Wyn Evans.

- 1. Alledge Brook 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. Bee Bee Developments is a major developer in London and North Northamptonshire, having recently started work on the Priors Hall urban extension at Corby, which will create over 5,000 homes and 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, owners of the 4000 hectare Boughton Estate at Kettering, one of the most established landowners in North Northamptonshire.
- 2. The UK Government target is to build 3 million new homes by 2020 to meet housing need and ensure that housing is affordable for young families and first time buyers. Kettering, as part of the Milton Keynes & South Midlands sub-region, has been identified as one of four national 'growth areas' and will benefit from investment in the area's infrastructure. Over 50,000 homes will be built in North Northamptonshire (Corby, Kettering, Wellingborough and East Northants) by 2021 with a further provisional 28,000 by 2031. To deliver the 13,000 new homes that are needed in Kettering Borough by 2021, the Council is planning to make more intensive use of the existing and brownfield sites in the town. The planning policies also propose a major new and sustainable development to the east of the town.

3.	The East Kettering development area covers over 300 hectares and extends from the A43 in the north of the site to the A14 in the south.