

EAST KETTERING

OUTLINE PLANNING APPLICATION FOR 5,500 DWELLINGS AND RELATED DEVELOPMENT

DEVELOPMENT SPECIFICATION

The proposed development is described below and shown in the following

Plans:

Location Plan (BBD005/001)
Strategic Master Plan (BBD005/002)
Parameters Plan A: Access (BBD005/003)
Parameters Plan B: Green Infrastructure (BBD005/004)
Parameters Plan C: Land Use (BBD005/005)
Parameters Plan D: Housing Density (BBD005/06)
Parameters Plan E: Building Heights (BBD005/07)
Phasing Plan: Phase 1 (BBD005/08)
Phasing Plan: Phases 1 and 2 (BBD005/09)
Phasing Plan: Phases 1, 2 and 3 (BBD005/10)
Phasing Plan: Phases 1, 2, 3 and 4 (BBD005/11)

Schedule:

Land Use Schedule

The proposed development comprises a sustainable urban extension to Kettering, on land to the east of the town, consisting of: new homes, of a wide range of types and sizes, including affordable homes; employment land; mixed-use areas; schools; other commercial development; open space; a reserve site and provision for access and movement.

New homes

1. 5,500 dwellings, consisting of:
 - i. detached, attached and terraced houses, townhouses, mews, apartments and bungalows;
 - ii. 5% 1-bed units (of which 100% would be apartments), 30% 2-bed units (of which 25-35% would be apartments), 30% 3-bed units, 30% 4-bed units and 5% 5(or more)-bed units; and
 - iii. 10% affordable housing on-site and financial contributions to be agreed, to enable the provision of additional affordable housing units off-site and/or upgrades to the existing stock, including environmental and public realm improvements.

Employment areas

2. 10.6 hectares of land for Class B1 (business) uses

Mixed-use areas

3. A district centre, containing the mix of retail, office, community, leisure and residential uses and the volumes of floorspace specified in the Land Use Schedule
4. Three smaller local centres, containing the mix of retail, community, leisure and residential uses and the volumes of floorspace specified in the Land Use Schedule

Schools

5. Land to accommodate a secondary school and associated playing fields
6. Land to accommodate four primary schools and associated playing fields

Other commercial development

7. A site of 3 hectares for a health clinic. A separate health centre, to be operated by an appropriate NHS body, is to be accommodated within the district centre, as specified in the Land Use Schedule.
8. Hotel and leisure development, as specified in the Land Use Schedule, within an area of 3.1 hectares

Open space

9. Formal open space, extending to 20.2 hectares
10. Informal open space, extending to 81.1 hectares and accommodating a community farm, allotments, surface water attenuation and four Neighbourhood Equipped Areas for Play (NEAP), as specified on Parameters Plan B: Green Infrastructure. Locations for Local Equipped Areas for Play (LEAP) and Local Areas for Play (LAP) are to be determined at the detailed planning stage.

Reserve site

11. A reserve site adjacent to the district centre, extending to 4.8 hectares, to be used as informal open space until required for development

Provision for access and movement

12. A reserved corridor for the anticipated Kettering Eastern Avenue (KEA), including provision for access to that route
13. A site of 4.6 hectares for a Park and Ride facility, adjacent to the district centre
14. Vehicular access from Barton Road, Cranford Road, Warkton Lane and Elizabeth Road, as specified on Parameters Plan A: Access
15. Provision for internal circulation routes, as specified on Parameters Plan A: Access, including provision for a primary street network accommodating movements by private motorised vehicles, public transport vehicles, cycles and pedestrians
16. Retention and extension of the footpath and bridleway networks, as specified on Parameters Plan A: Access

Access

As indicated above, the areas where access points would be situated are described on Parameters Plan A: Access

Layout

The approximate locations of buildings, routes and open spaces are shown on the Strategic Master Plan and on the Parameters Plans

Scale

The upper and lower limits of the height, width and length of each building are stated in Part Six of the Design and Access Statement