

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\116)
Strategic Master Plan (BBD005\105)
Parameters Plan A: Access (BBD005\109)
Parameters Plan B: Green Infrastructure (BBD005\110)
Parameters Plan C: Land Use (BBD005\111)
Parameters Plan D: Housing Density (BBD005\107)
Parameters Plan E: Building Heights (BBD005\108)
Phasing Plan: Phase 1 (BBD005\113)
Phasing Plan: Phases 1 and 2 (BBD005\114)
Phasing Plan: Phases 1, 2 and 3 (BBD005\115)

Schedules:

Land Use Schedule
Schedule of Building Dimensions

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; 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. 14.1 hectares of land for Class B1 (business) uses, providing for 42,400 sqm of floorspace. A further 11,550 sqm of floorspace for B1a (office) use is proposed to be accommodated within the district centre.

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 proposed 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 21.3 hectares and comprising playing fields and facilities for other forms of outdoor formal recreation
10. Informal open space, extending to 85.9 hectares and comprising parkland, woodland, community orchards, allotments and facilities for surface water attenuation

Provision for access and movement

11. Vehicular access from the existing highway network at Barton Road (at two locations), Cranford Road, Deeble Road, Warkton Lane and Elizabeth Road, as specified on Parameters Plan A: Access
12. 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
13. Retention and extension of the footpath and bridleway networks, as specified on Parameters Plan A: Access
14. Reservation of land for strategic transport infrastructure, comprising: the Weekley and Warkton Avenue (WWA), linking the A43 to the north east of Kettering with the proposed primary street network as specified on Parameters Plan A: Access; and a new Junction 10a on the A14 (with connections to the proposed primary street network) and link road to the A6 to the south east of Kettering, again as specified on Parameters Plan A: Access

2nd July 2008