



East Kettering Explained

Your guide to Kettering's Sustainable Urban Extension

Welcome!

Welcome to the first edition of *East Kettering Explained*, a newsletter that aims to give you more information about the East Kettering development.

What is East Kettering?

East Kettering is a development of housing, businesses, schools and community uses on land directly to the east of Kettering. It is sometimes referred to in more technical planning terms as a Sustainable Urban Extension. The map on the following page provides more information as to its location.

East Kettering is being promoted by developers and land owners and fits in with the overall planning policy for the borough. This planning policy aims to support a significant amount of future development.

Outline planning permission was granted for the development of 5,500 homes in April 2010. This has established the principle of allowing development in this location.

What's inside this newsletter?

Inside this newsletter you will find more about:

- How East Kettering may affect you
- Background information on East Kettering
- A timeline for the future
- The Council's role
- How you can get involved and stay informed



Key points to note:

Outline planning permission was granted for the development of 5,500 homes on land directly to the East of Kettering in April 2010.

The Council is not developing East Kettering, private land owners and developers are. However, the Council has legal responsibilities to manage the planning process for it.

If approved, work may begin on site in 2014 with the first house being started in the first half of that year. Construction of some access points are likely to be amongst the first things started. Road improvement works around Kettering will also start very early on in the year.

The detailed planning and building of the homes will take many years to complete but will be done so in a well managed and considerate manner.

Why is East Kettering being built?

In 2003 the Government at that time announced Kettering Borough was to be a 'designated growth area'. As a result, the borough was required to provide 13,100 new homes by 2021.

National Planning Policy encourages what are called urban extensions, such as East Kettering, as a way of meeting these targets.

Delivering homes in this way, alongside the use of land or buildings that have been developed before, will help reduce the need for other developments on previously undeveloped land.

East Kettering will also play an important role in providing homes for local population growth.

What are the potential benefits?

Large scale developments can provide much needed homes for the area. They can bring improvements to local transport, education facilities, more affordable and environmentally considerate housing and new employment sites, all having positive effects on Kettering and the surrounding area. In addition, a larger town will help attract more businesses, shops and services which in turn will provide more jobs and help improve the quality of life locally.

These benefits will be best achieved if the development is effectively planned and delivered. Engaging the local community in this process is vitally important to maximise the benefits available.

The development will include schools, a health centre, community buildings, shops and space for new businesses. It will have a large amount of open space, access to public transport and play/sports facilities.

What's the Timeline?

The timeline below provides an overview of some of the key milestones in the future of the development.

Timeline

2003-2007

- The Government announced Kettering Borough as a 'designated growth area'
- The first outline planning application was received

2010

- Outline planning permission granted for the development

2013 - 2014

- Consultation on the design of access points
- Decisions on current housing applications
- Design details to be submitted for the first primary school, road access and drainage

2014

- Works to start on site including works to drainage
- Some access and road improvements completed
- Details of the first employment site to be submitted
- Work on the first house expected to start in Spring 2014

2015 - 2016

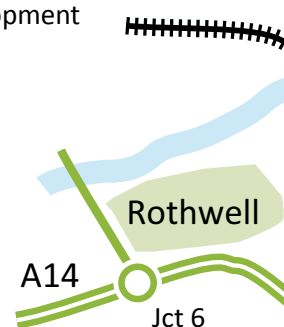
- First primary school completed with the developer aiming to secure a government loan to forward fund this
- Strategic drainage system
- Anticipated application for Junction 10A on the A14 and anticipated application for the Weekley Warkton Avenue

2016 - 2020

- Further plans for housing schemes and employment sites to be submitted and delivered

Approximately 2030

- Anticipated completion date



How may East Kettering affect you?

- Up to 5,500 homes will be built over the next 20+ years
- Construction of access points, new roads and some off-site junction improvements could start in 2014
- A number of planning applications for parcels of housing will be examined over the next 10 years





What's the Council's role?

The Council is not developing East Kettering, private land owners and developers are. However, the Council must consider planning applications in line with planning law and follow the correct legal process.

For example, we consult local residents and businesses on proposals and ensure developers' plans are sustainable.

Adequate provision has to be made for schools, health care, roads, utilities, sewerage, employment sites, green spaces and other important facilities.

We also look for other ways developments can help the wider area, such as improving local transport and town centre facilities.

Some of the above have been achieved by negotiating payments from the developers and we are also working hard to secure other funding to bring forward the delivery of key infrastructure e.g. roads and sewerage.

Appeals

All planning decisions that the Council makes are open to appeal by the developers, so the Council has to be able to demonstrate to the Secretary of State that its decisions comply with planning law and guidance.

If it cannot do that, decisions can be overturned and the Council fined as a result.



East Kettering development will bring...

- 5,500 new houses
- Business of mixed use, including shops & community buildings
- New schools
- A health centre
- Parks and open spaces
- Hotel and leisure facilities
- New employment to the area
- New road networks and highway improvements across the town

Please note that the above is an outline map. More detailed maps are available from the Council and online at www.kettering.gov.uk/eastkettering





How is East Kettering being funded?

The developers are paying for the road and utilities infrastructure and legal 'Section 106' agreements that will help fund local community facilities.

The Government are providing loans to forward fund the development.

Government grants are being provided for the design work of Junction 10A on the A14 and the Weekley Warkton Avenue.

What will happen next?

More detailed planning applications will now be considered for access points into the proposed site and also for drainage.

Planning applications for parcels of housing are also expected to be received over the following months and will continue to do so for some years. These are expected to be relatively small in size and may consist of a few hundred homes at a time.

Due to the size of the overall development, it would not be possible to consider a detailed application for 5,500 homes in one go.

The Council will look at the relationships between these applications and ensure that the development is considered as a whole.

Keep up to date with what's happening

This newsletter is the first of many to be delivered through local doors over the coming months and years. The aim is to keep you up to date with the East Kettering development.

There are a number of other ways you can stay informed. If you use social media you will find regular updates via the Council's Twitter feed: [@KetteringBC](https://twitter.com/KetteringBC)

A comprehensive range of information including news and plans are also available on the Council's website: www.kettering.gov.uk/eastkettering

Alternatively, you can speak to a member of the East Kettering Planning Team on **01536 534 316**, or contact us via email at: eastkettering@kettering.gov.uk



Have your say!

You can also join in future consultation events when they take place.

These provide local residents and businesses with the opportunity to find out more about the detail of specific plans, to ask questions and voice any concerns or words of support that you may have.

See above for how to keep up-to-date with the latest news and consultation events.

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