



East Kettering Explained

Your guide to Kettering's Sustainable Urban Expansion

Welcome!

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

The previous edition gave a progress update, an introduction to the design code and a timeline for upcoming key events. You can view all previous newsletters online at

www.kettering.gov.uk/eastkettering

What's inside this newsletter?

In this newsletter you will find out more about:

- East Kettering's first Primary School
- Landscaping of the new development
- Construction Management Plans – what they are and why they are important
- Highway works
- A timeline for future events
- How you can get involved and stay informed

East Kettering To Receive £14.5 Million Funding

In June, the Department for Communities and Local Government (DCLG) confirmed that £14.5 million will be invested into unlocking the first 2,700 new homes of the East Kettering development.

The investment will pay for key access road infrastructure, sewerage works and other site preparation to enable the first phase of the development to get underway. The money is a loan to the developer Alledge Brook, repayable from the proceeds of the development.

East Kettering will bring 5,500 new homes to the area with plans in place for local roads to be improved in order to deal with the development.

East Kettering's First Primary School

As with any new development the size of East Kettering, (up to 5,500 homes) there is more to it than just houses. East Kettering will include a health centre, community and leisure buildings, shops, space for new businesses, and of course, schools.

When will a primary school be delivered and how?

£5 million of Homes and Communities Agency (HCA) funding is available to deliver a school but must be spent or committed by March 2015. Therefore, the planning and development of



the school will take place over the next 12 months with a view to opening ready for a September 2015 intake.

Where will the school be?

The first primary school will be built on the Primary School 4 - PS4 site by the applicant Alledge Brook. Following this, the next primary school will most likely be located at Primary School Site 2 - PS2, which will need to be delivered before 1,800 houses are occupied.

Delivery of the first school will bring forward other developments close to a District Centre including commercial, community, retail and other uses. It will also help to bring forward the internal street layout and connections through the East Kettering development.

What type of school will be built?

A two-form entry school has been proposed meaning two classes per year group with a total capacity of 420 places. However, it is likely that the school will have one form of entry for the first couple of years of opening. It will be a Church of England school managed by the Diocese of Peterborough.

A high quality school will be delivered. Safety and accessibility will be a priority and routes to schools should help encourage walking and cycling to school.

View the plans

The planning application has been approved. The proposed plans of the school are available online under the 'View a Planning Application' link at www.kettering.gov.uk/eastkettering

A New Landscape

A key feature of the East Kettering development will be landscaped, green, open spaces. These are important visually as well as for biodiversity and protection of the area's natural habitat. Some features of the existing landscape will be retained where possible and new features will also be included in the development.

As part of the original permission for East Kettering, key areas of open space and parks were identified to complement the area. Developers must submit a plan for Strategic Landscaping Works for each phase of the development, which must include:

- An assessment of existing trees, shrubs and hedges and which ones are to be retained



This map is for illustration purposes only, and is subject to change.

Road Access To East Kettering

Preparation is underway on planning the ways in which roads will access the East Kettering development, in particular Access D, E and F (see map for locations). Here is the current schedule for when we expect work to progress:

Access D (Warkton Lane / Deeble Road)

The junction of Warkton Lane and Deeble Road will be a roundabout which is scheduled to be completed by the end of 2014.

Access E (Barton Road / Warkton Lane)

A new road to access East Kettering will be added linking to Barton Road, near to Warkton Lane. This will be a double traffic light junction and is expected to start this coming winter and will be completed in summer 2015.

Access F (Barton Road / A14 Junction 10)

A roundabout will be added to Barton Road near to the A14 (J10). This will include a spur road which will provide another access point away from the Warkton Lane area. Works will start soon to be completed by the end of spring 2015 with work on a Cranford Road crossing to take place next summer.

A14 Junction 10A

Junction 10A on the A14 will not now be needed until 2,700 houses have been occupied. The work to date on its feasibility shows that it will take 6 years from the point design starts to it being opened. That start point will depend on how quickly homes are built out and the point at which funding is agreed but it is very unlikely to be within the next 2 years.





Construction Management Plans

The East Kettering development is relatively close to many existing homes and businesses. We realise the importance of making sure that all work is carried out on a safe, tidy and responsible site.

Developers must produce a Construction Management Plan (CMP) to show how they will achieve this, as well as how they plan to manage site traffic to avoid any impact on the local community and the environment, as much as possible.

A CMP must be submitted to and approved by Kettering Borough Council and will also include details such as:

- Health and safety measures
- Plant and material storage

- Control of noise / mud / dust / air quality / vibration
- HGV / site access and car parking
- Ecology and landscaping
- Site working hours and delivery times
- Safety and security fences and notices

View the plans

Construction Management Plans have been approved for Access E, Access F and the drainage. A CMP and Construction Site Layout plan for the Hallam Land application have also been submitted, subject to committee approval. You can view all of these in the 'plans, planning applications and technical documents' section at

www.kettering.gov.uk/eastkettering

Key Milestones Ahead

Event	Expected Date
Construction of Access D (Warkton Lane/Deeble Road)	Start summer 2014
Construction of Access F (Barton Road/A14 J10)	Summer 2014
Foul Drainage works start (due for completion summer 2016)	Summer 2014
First house foundations (David Wilson Homes) due to start	Autumn 2014
Construction of Access E (Barton Road/Warkton Lane)	Autumn/Winter 2014
First house potentially completed	Spring 2015
(Other) Internal road construction	Summer 2015
First primary school starts on site (ready for Sept 2015 opening)	September 2014
50 houses potentially completed from 3 development sites	End 2015



Keep up to date with what's happening

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

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 via email at eastkettering@kettering.gov.uk

