



East Kettering Explained

Your guide to Kettering's Sustainable Urban Expansion

Welcome!

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

The first edition explained what the East Kettering development is, its reasons for being built, the potential benefits and the timeline for delivery. It also provided information on the Council's role, the planning appeals process, how the development is being funded and provided information on how you can keep up to date with what's happening.

To view the first newsletter online, please visit: www.kettering.gov.uk/eastkettering

The newsletter will return to the above areas in this and future editions. It will provide an update on how things are progressing. It will also provide information to help you answer any queries that you may have on the development and how it may affect you.

An overview of the development

The East Kettering development is being promoted by developers and land owners and fits in with the overall planning policy for the borough. Outline planning permission was granted in April 2010. Kettering Borough Council has a statutory role to consider the planning applications submitted in relation to the development. Kettering Borough Council must process them in accordance with the relevant planning statute and policies.

Outline planning permission was granted in April 2010. The development has consent for:

- 5,500 homes
- Four new primary schools
- A secondary school
- A district centre
- Three local centres
- A health clinic
- Employment and business opportunities, a hotel
- Extensive areas of formal and informal open space
- Woodland and land for food production
- Provision for drainage and flood management
- A network of connected streets

What's inside this newsletter?

Inside this newsletter you will find out more about:

- An introduction to the Design Code for East Kettering
- A progress update on the development
- The timeline for key events in the near future
- How you can get involved and stay informed



The Design Code for East Kettering

A Design Code for East Kettering was approved in March 2012. The Design Code sets out the criteria for the design of the East Kettering development.

The Design Code is a tool that will be used in the design and planning process. It will help ensure that quality of the development will meet the aspirations and expectations for the development.

The Design Code is primarily a technical document to be used by the developers, their architects and the Council's planners.

There are some good examples within it that help provide a clear picture of what the East Kettering development could look like when built.

The three examples below describe the District Centre, garden length and bin storage:

The District Centre

This will be the commercial and community heart of East Kettering. It is likely to contain a variety of facilities such as:

- a secondary school
- a health centre
- small scale shops & offices
- a local supermarket
- residential properties
- public transport
- open green spaces
- tree lined avenues

An artist's impression of the centre of the new East Kettering development and its potential layout

Bins

The Design Code states that bin storage must be provided, to avoid them being permanently left out for all to see.

In the case of terraced or attached properties, bin storage should be designed into the boundary of the property or purpose built store.

Garden length

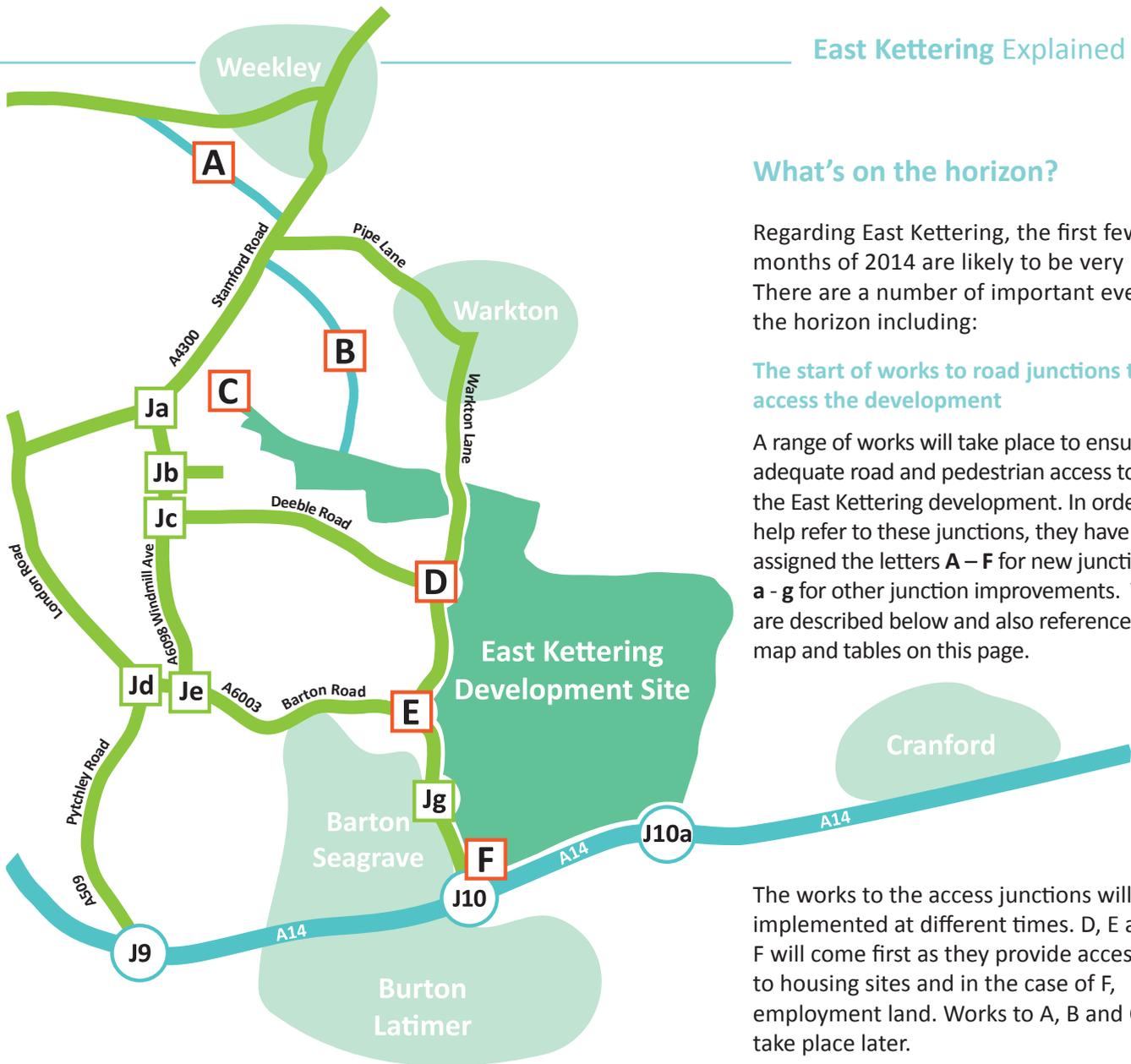
The Design Code states that all houses with three or more bedrooms should have a minimum rear garden length of 10.5 metres.

You can view the full Design Code document online at www.kettering.gov.uk/eastkettering

Other things the design code sets out include

- The design of streets and avenues
- Formal open spaces and urban parks
- Car parking for schools and junction design
- Planting of trees and shrubs and landscaping
- Security standards, vistas, views, building height
- The look and feel of street furniture
- Plus many more important factors that will help make the development work in practice.





What’s on the horizon?

Regarding East Kettering, the first few months of 2014 are likely to be very busy! There are a number of important events on the horizon including:

The start of works to road junctions to access the development

A range of works will take place to ensure adequate road and pedestrian access to the East Kettering development. In order to help refer to these junctions, they have been assigned the letters **A – F** for new junctions, and **a – g** for other junction improvements. These are described below and also referenced on the map and tables on this page.

The works to the access junctions will be implemented at different times. D, E and F will come first as they provide access to housing sites and in the case of F, employment land. Works to A, B and C will take place later.

Traffic calming measures are also likely to be put in along Debble Road and parts of St Catherine’s Road.

Improvement works are also proposed on the A14 at Junction 9, 10 and also for a new Junction, 10a. These will also be complemented by the widening of the A14, which is currently happening.

The widening (between Junctions 7 and 9) will help to ensure that the A14 continues to provide capacity for both local and through traffic, as the East Kettering development continues.

Further improvements will also be made within Kettering town centre. These wider improvements will benefit all residents and users of the town centre. We will provide more details of these in a future edition of this newsletter.

New Junctions

Reference	Location	Expected date of works*
A	Weekley-Warkton Avenue	2017/18
B	Weekley-Warkton Avenue	2017/18
C	New link road to Elizabeth Rd	2017/18
D	Deeble Rd/Warkton Lane	2014
E	Barton Rd/Warkton Lane	2014
F	Barton Rd South/adj. J10 A14	2014

* Dates of work are estimates and subject to change

Other Junction Improvements

Reference	Location	Date of works**
Ja	Stamford Rd/Windmill Ave	Date to be determined
Jb	Windmill Ave/St. Mary’s Rd	Date to be determined
Jc	Windmill Ave/Deeble Rd	2014
Jd	London Rd/Barton Rd	
Je	Barton Rd/Windmill Ave	Date to be determined
Jg	Cranford Rd/Barton Rd	

** We will keep you informed of dates via this newsletter





Drainage

In December 2013, Kettering Borough Council’s Planning Committee approved a planning application relating to the Foul Drainage for the East Kettering Development.

The Council consulted with Anglian Water and the Environmental Agency on the planning application prior to its approval. The Council also made the application available for public view at the Council’s offices.

The application explained the proposed approach for managing the sewerage for the East Kettering development. The proposal took in to account the sites existing facilities, its geography and a range of other factors.

The application proposed a drainage network which would run by gravity to the low point onsite in the South East corner of the development. Here the drainage would meet a pumping station, where the flows would be pumped offsite. The flows would then connect to the new gravity sewer, which is laid to the east and south of Burton Latimer and the upgraded trunk sewer. From there, the drainage will be pumped to the Broadholme Sewage Treatment Works.

Planning Committee Meetings

Reports about the East Kettering development will be considered at Planning Committees. These committees have been scheduled to take place on the following dates:

- 18th March 2014
- 17th April 2014
- 1st May 2014
- 29th May 2014

Further meetings will be held in the future, but are yet to be scheduled. We will keep you informed of these dates in future editions.

The Committee programme, agendas and reports are publicly available online at www.kettering.gov.uk

Some key milestones ahead

Event	Expected Date
Construction of Access F starts	2014
Foul drainage works start (due for completion Summer 2016)	Spring 2014
First house foundations due to start	Late Summer 2014
First house potentially completed	Winter 2014
(Other) Internal road construction starts	Winter 2014
First primary school starts on site (Ready September 2015)	Early 2015
50 houses potentially completed from 3 development sites	Summer 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](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 534316** or via email at eastkettering@kettering.gov.uk

