

PRESS RELEASE



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KETTERING – EASTERN EXPANSION PLANS **Extensive Public Consultation Launched**

Landowners to the East of Kettering have announced that they plan to come together to work up a development plan for the eastern expansion of the town. Led by Bee Bee Developments and Buccleuch Property, the landowners have appointed a team of leading experts to draw up plans for new homes, jobs, leisure and recreational facilities and an extensive network of green infrastructure.

Detailed plans are likely to be submitted to Kettering Council next year but the Team has announced that it will be launching an extensive round of consultations later this month. This week, flyers will be distributed to 30,000 households in Kettering and the surrounding villages advertising a series of exhibitions. The exhibitions will take place at:

- Barton Seagrave Community Centre
Wednesday 14th December, 5pm - 8.30pm
- Warkton Village Hall
Thursday 15th December, 4pm - 8pm
- Corn Market Hall, Kettering
Saturday 17th December, 10am - 2pm
- The Studio, Cranford Hall
Monday 19th December, 3pm - 7pm
- Burton Latimer Community Centre
Tuesday 20th December, 3pm - 7pm
- Isebrook School, Eastleigh Rd, Kettering
Wednesday 21st December, 3pm - 7pm

Heneage Stevenson, from Bee Bee Developments said,

“We are keen to consult local people at this early stage to ensure that local views can be fed into the design process before a planning application is submitted. This is very much an initial round of consultations - we will be holding further consultations when we have worked up detailed proposals. ”

Full environmental and transportation assessments are currently being carried out to ensure that all the issues in the emerging development proposal are considered thoroughly.

The area to the East of Kettering has been identified by national and regional planning policies as a special area to accommodate significant growth as part of the Government’s drive to create more homes and jobs in the Milton Keynes South Midlands (MKSM) growth area. Last month, North Northamptonshire Together, the new local planning body for the area also identified East of Kettering as the appropriate direction for growth of the town.

Alan Wordie from Buccleuch Property, explained that landowners had come together to ensure that development at East Kettering can be properly planned and contribute to the future success of the town. He said:

“We recognise that new developments generate demand for infrastructure such as health, education and other services. Unlike smaller developments, major expansions of the kind we envisage at East Kettering enable these types of facility to be provided at an early stage.”

ENDS

For more information, please contact Wyn Evans on 020 7861 3171 or 07909 974924 or Anna Jones on 020 7861 3211.

NOTES TO EDITORS

1. The East Kettering Landowner Group represents over 1,000 acres of land in East Kettering and includes a number of landowners in the area including Bee Bee Developments and Buccleuch Property.
2. Bee Bee Developments was established in 1992 and has extensive experience of regeneration and development issues, having been involved in over 100 projects. Their major focus today is in delivering major regeneration projects in North Northamptonshire. Earlier this year, Corby Borough Council approved Bee Bee Development’s plans for over 4,000 homes at Priors Hall. Bee Bee Developments was the main private sector supporter of the

recent and successful North Northamptonshire Summit which attracted over 400 delegates to discuss the future growth in the area.

3. Buccleuch Property is a major landowner with property in the vicinity of Kettering and Corby comprising farms, woodland and housing owned by The Boughton Estate Limited.

4. The Landowners Group is being advised by some of the country's leading development and regeneration experts:

- David Lock Associates – Masterplanners
- Gerald Eve – Strategic Planning Consultants
- Colin Buchanan – Transportation Consultants
- Lockhart Garratt – Green Infrastructure Consultants
- FPCR – Environmental Consultants

Background

5. To help meet the UK's housing shortage and generate further economic expansion 50,000 new homes and 44,000 new jobs are planned for North Northamptonshire over the next 20 years, the majority in Corby, Wellingborough and Kettering.

6. Whilst some of this can be provided within the existing urban areas, it is widely accepted that to deliver this level of development the towns will need to grow outwards. In 2004, an independent public inquiry concluded that the appropriate direction for growth in Kettering is to the east of the town.

Infrastructure

7. One key challenge in delivering more homes and jobs is providing a fast and efficient transport system within the town and good links to other towns.

8. These strategic improvements will be the responsibility of the relevant authorities. Development at East Kettering can contribute to the funding required to facilitate major transport infrastructure in the area, such as:

- The provision of an eastern link road
- Relieving congestion on the A14
- Relieving local villages such as Weekley and Warkton of through-traffic
- Better rail connections from Kettering station
- Improved public transport such as a Bus Rapid Transit System linking the three towns of Corby, Wellingborough and Kettering

9. In addition, we want to promote a network of new footpaths and cycle lanes within the new development.

Providing Homes and Jobs

10. A mix of jobs, homes, parkland and community facilities will be provided at the new development. With its location on the A14, we can create new business opportunities. In addition, we plan to create district and neighbourhood centres for local shopping and services.

11. A wide range of housing must be offered to cater for different needs. In particular, we want to provide quality family housing and new initiatives are needed to help young people onto the housing ladder along with suitable housing for an ageing population. We estimate that East Kettering provides the opportunity to provide up to 10,000 new homes, with 5,500 up to 2021 and a further 4,500 to 2031.

A Healthy Community

12. At Priors Hall in Corby, Bee Bee Developments is sponsoring the Corby Academy – we would look at a similar initiative in Kettering. We are keen to explore establishing new and innovative health, leisure and sporting facilities at East Kettering.

A Healthy Environment

13. A century of intensive agricultural management at East Kettering has left a landscape of poor quality with little ecological value. We intend to establish an attractive and accessible network of green spaces, such as parks and woodland, which will respect and complement existing features of value both in and around the site.

14. Environmental groups are promoting a Green Infrastructure Plan for North Northamptonshire to bring forward new sites for habitat creation, public recreation and landscape enhancement.

15. East Kettering will contribute to this Green Infrastructure Plan by providing new parks, natural habitats and green corridors that will link the site to the wider green space networks being created within North Northamptonshire.

Next Steps

16. The Landowners Group will be looking closely at the comments to incorporate as much feedback as possible into our development plans. We hope to submit a planning application early in 2006 and will be undertaking further consultations with local people throughout the process.