

East Kettering SUE 'Hanwood Park'

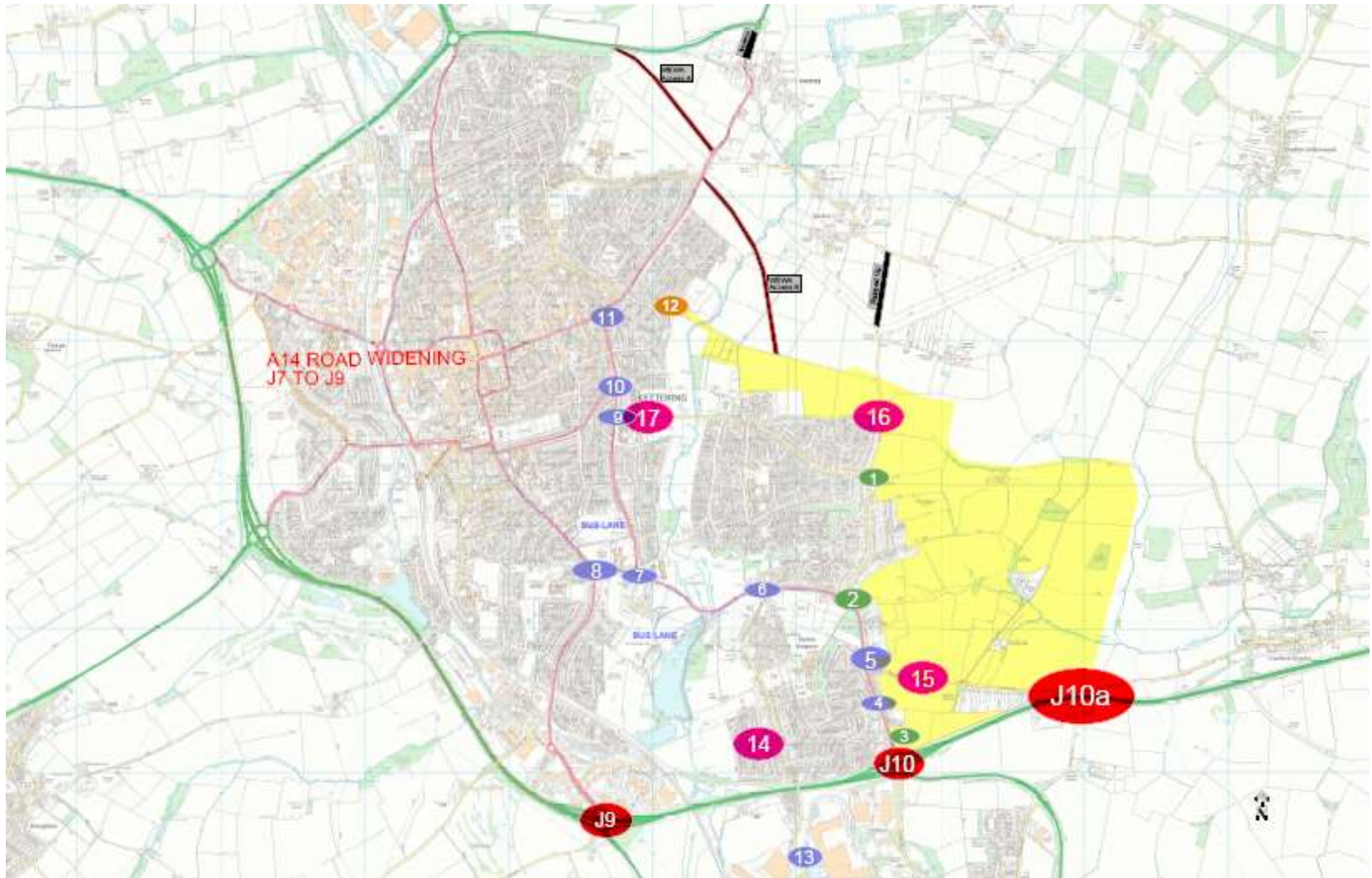
Project Overview

12th August 2015

Rob Harbour

Head of Development Services

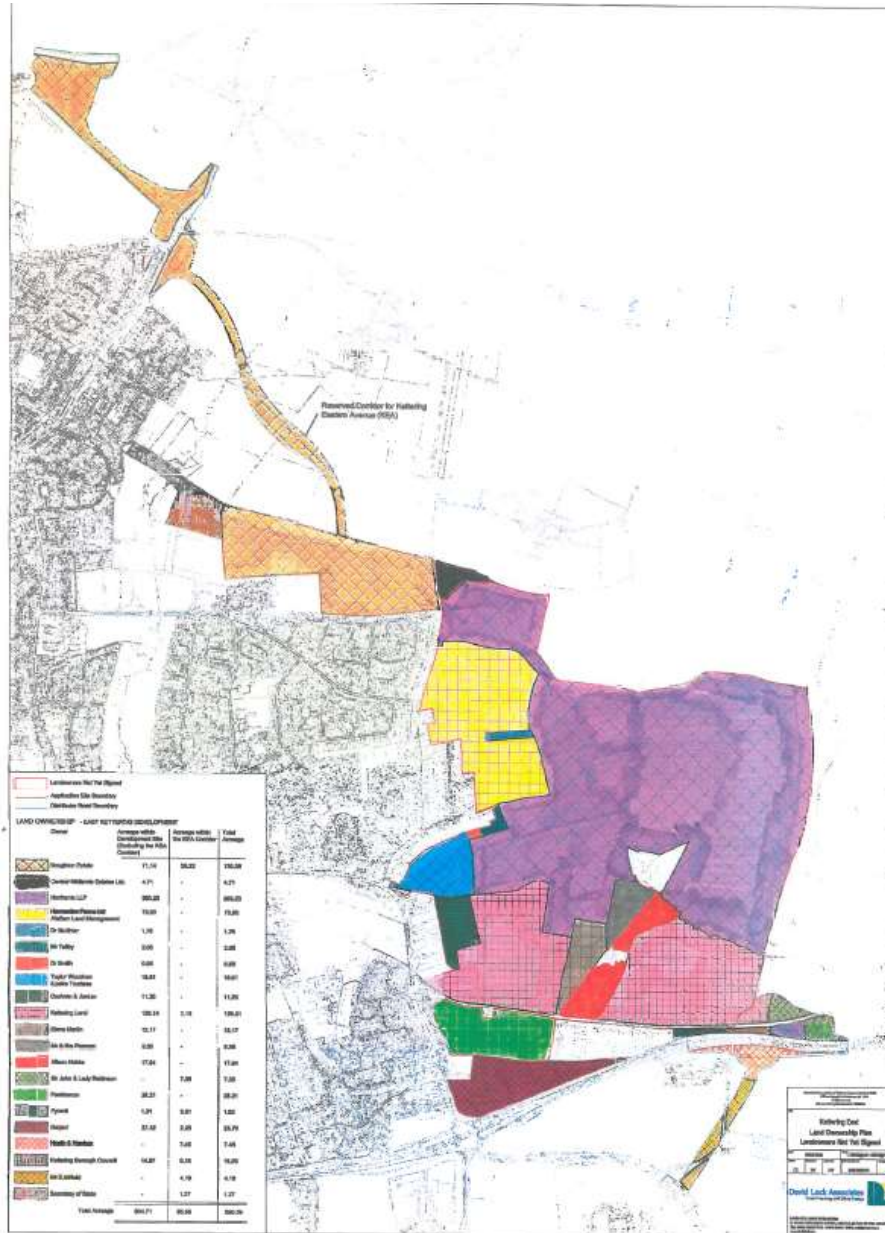
Site Location



Headline Facts & Figures

- ◆ 5,500 dwellings
- ◆ 14 hectares of employment
- ◆ 3-4 primary schools
- ◆ 1 secondary school
- ◆ 107 hectares of public open space
- ◆ 1 district centre
- ◆ 3 local centres
- ◆ Health and leisure facilities
- ◆ New A14 junction
- ◆ Weekley – Warkton bypass (WeWa)

Land Ownership

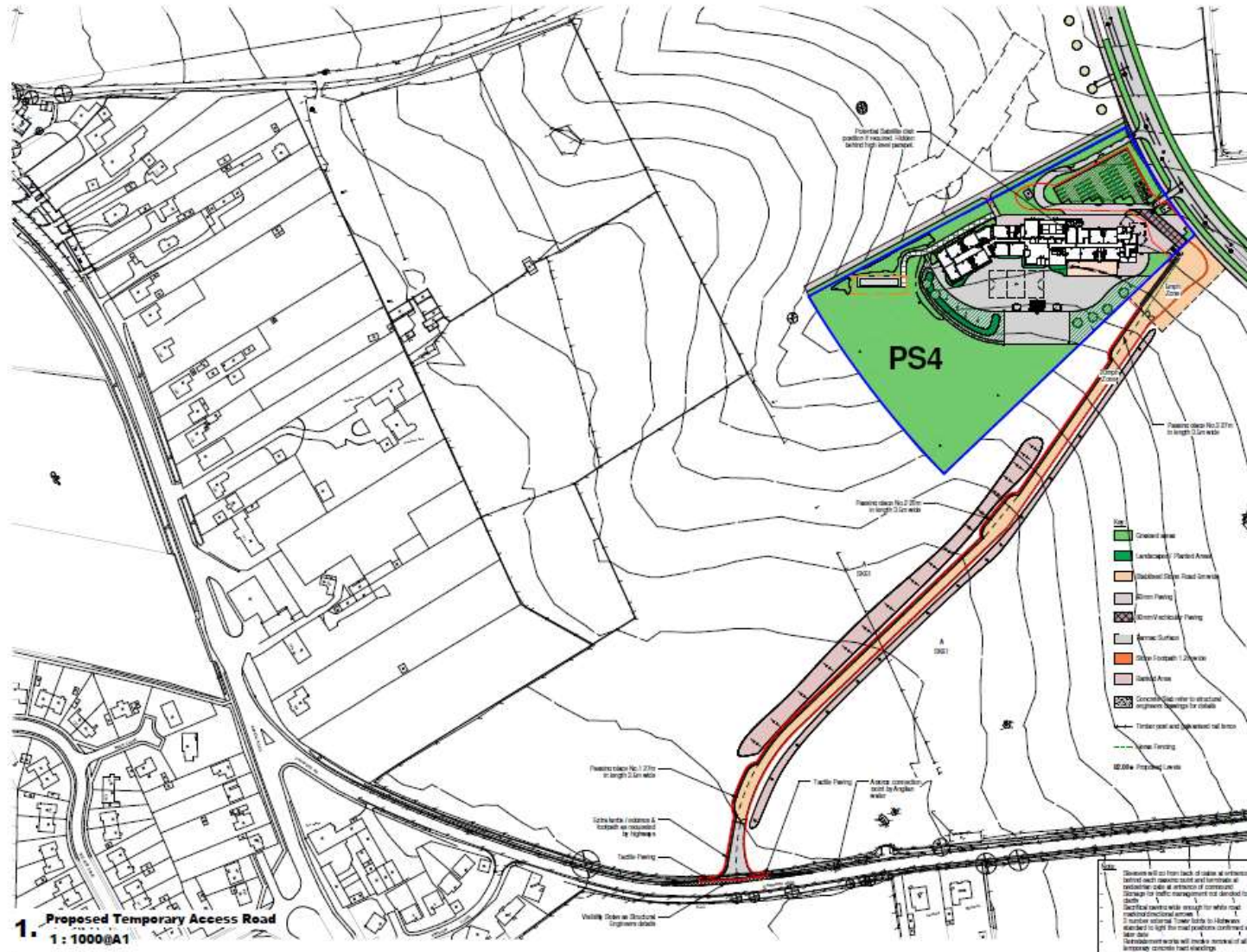


Main Site Promoters / Developers

Alledge Brook LLP

- ◆ Outline application approved 1 April 2010
- ◆ Revised S106 on 4 September 2013 & 13 October 2014
- ◆ Primary school PS4 approved 13 October 2014

Primary School Site





1. Proposed Ground Floor
1 : 200@A1

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0	10:30 1h	SP/LA	File	Approved and sealed
1	03:30 1h	SP/LA	File	Student drawing 100
				Others

Rev: Date Drawn Check Description

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PRELIMINARY ISSUE

Project Title:
 New 21st Primary School (P100)
 East Leicestershire

Client:
 Angela Brink LLP

Drawing Title:
 Proposed Ground Floor Plan

File Numbers: 201208
Drawn By: SP/LA
Checked By: TSL
Scale/Date: 1 : 200 Date: 24.03.14
Dwg No.: 10001 **Rev:** 0

Primary School Site



Primary School Site



Main Site Promoters / Developers

David Wilson / Barratt Site (KET/2013/0213) – Parcels R7, R9 & R10

A planning application was approved on 8th January 2015 and a decision issued for 325 homes to be built on the areas shown on the map as R7, R9 and R10.

- ◆ It will include an area of open space called Warkton Gardens (located to the east of Parcel R10, to be completed prior to the 200th occupation).
- ◆ There are a number of outstanding pre-commencement conditions that need to be discharged.
- ◆ This development site is to be accessed via a new roundabout – Access D.
- ◆ Alternative RMA due in (Viability and Highway issues)

DWH/Barratt Site - approved layout plan



Main Site Promoters / Developers

Taylor Wimpey KET/2013/0314 (Parcel R19)

- ◆ Application for 167 dwellings and associated works.
- ◆ This application was resolved to be approved by Members on 17th March 2015, subject to conditions and the completion of a Section 106 Agreement (S106 is at final draft stage).
- ◆ Dwellings for this development site cannot be occupied until Access E is completed. The estimated start date is later this year.
- ◆ A number of pre commencement conditions which are required to be discharged by the local planning authority before development can start on the ground.

Layout Plan



KET/2013/0314

AOC/0274/0804

Approved Access E
(Double Signalised
Junction)

KET/2013/0780

Barton Road, Barton Seagrave, Northamptonshire - Detail Layout Plan



Kettering
Borough Council

Main Site Promoters / Developers

Persimmon Site (KET/2013/0232) – Parcels R23 & R26

- ◆ A planning application for 332 dwellings, landscaping, roads and drainage was resolved to grant by Committee on 16th April 2015 subject to Anglian Water concerns being addressed, highway discrepancies corrected and the signing of a legal agreement.
- ◆ Persimmon are working with KBC, NCC Highways and AW currently to resolve issues and the s106 is yet to be completed.
- ◆ The parcels include an area of open space known as Barton Square (located to the south east of the site and to be completed prior to the 100th occupation).
- ◆ Access F runs through this development site.
- ◆ There are several pre commencement conditions (9) attached to the RMA that need discharging before works can commence on site.

Persimmon site layout plan



Major Infrastructure

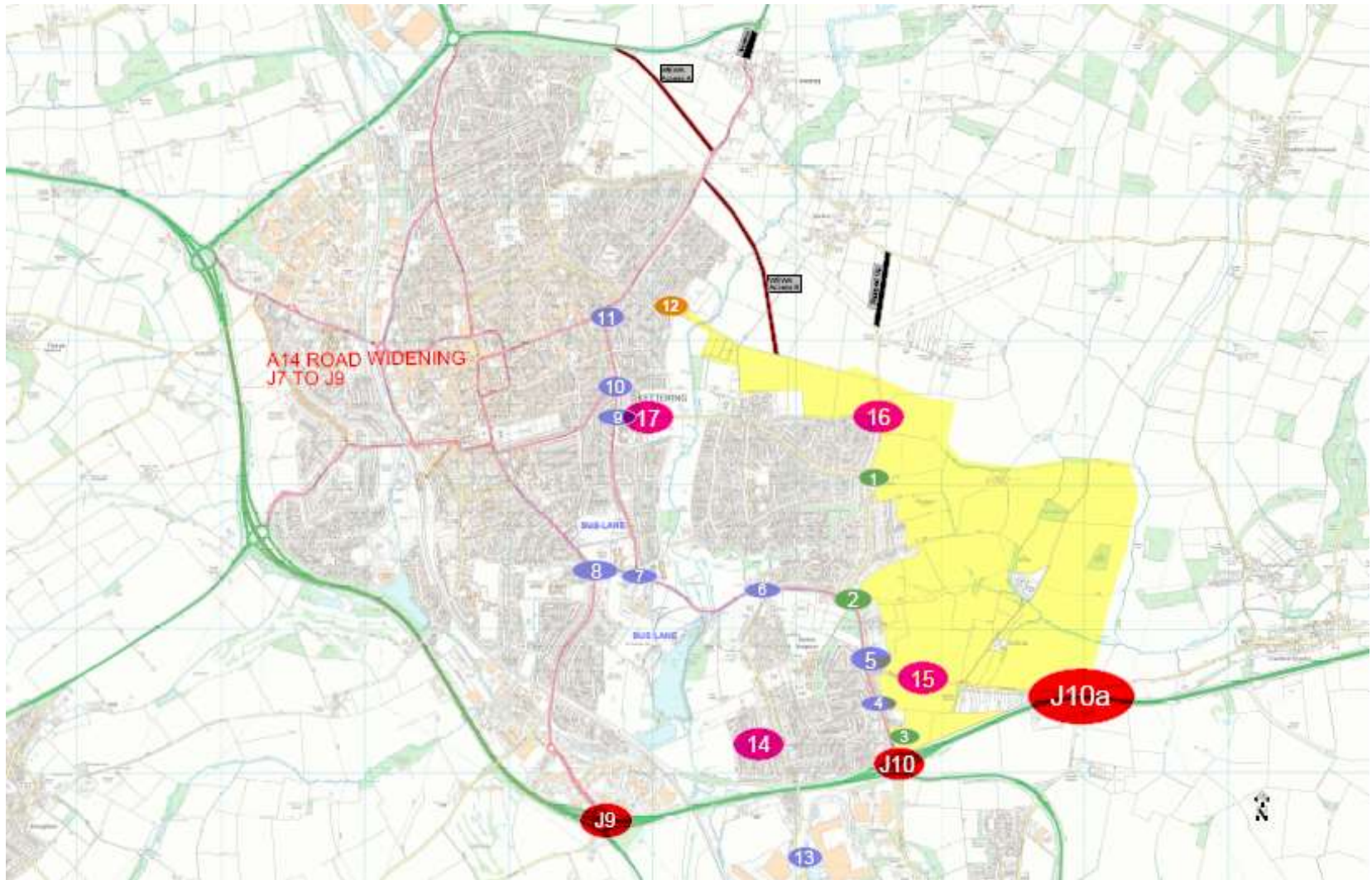
- ◆ Strategic Drainage
 - Surface and Foul (£25 million)
 - Start Dec 2015

- ◆ Jct 10a A14 Business Case
 - DfT agreed funding grant 50% of £39m
 - By 2700 dwelling (2021/22)

- ◆ WeWa Link Road (£24 – £30 million)
 - Ongoing discussion to get a technical solution
 - Funding
 - Needs to be in place by 2700 dwellings

- ◆ Health Provision
 - Changing agenda
 - S106 makes available 0.25 Ha Site + £½ m

East Kettering off-site highways works



Funding. S106. Collaboration. Engagement

- ◆ Funding £m (loans)
 - £15 m HCA drainage + roads + school (£5m)
 - £1.75 m SEMLEP
 - £1 m NEP

- ◆ S106 Roof Charge
 - Viability
 - 3 Stages - £15,250 - £16,000 - £17,810 (2013 indexation)

- ◆ Collaboration agreements
 - Developers
 - Anglian Water

- ◆ Engagement
 - HCA, DfT, CLG, BIS, HE
 - NCC, SEMLEP, LEP, Anglian Water, Environment Agency
 - EK Liaison Forum, other Stakeholders, Public, Members, MP
 - Newsletter

Delivery

Taking

Place