

Gipsy Lane Kettering Scheme

Summary

- Total site area 2.967ha (7.331 Acres)
- Total of 81 proposed dwellings
- 24 affordable dwellings (30%)
- All dwellings to be 2 storey

Market Value Dwellings		Affordable Dwellings	
4-Bedroom Dwellings	10	2-Bedroom Dwellings	16
3-Bedroom Dwellings	35	1-Bedroom Dwellings	8
2-Bedroom Dwellings	12	Total	24
Total	57		

Proposed Site Plan



Gipsy Lane Kettering Introduction

Manor Oak Homes welcomes you to Gipsy Lane, Kettering

This is a public consultation event for a residential scheme seeking outline planning permission for land adjacent to Gipsy Lane, Kettering to agree the principle of development. At this point the scheme is not fixed and could be amended following comments received during this consultation.

This consultation has been organised to inform the local community of the emerging proposals and to give you the opportunity to ask questions and make comments.

Comments forms are available near the entrance and we would be grateful if you would assist us by completing one. All comments will be logged and given due consideration.

About The Site

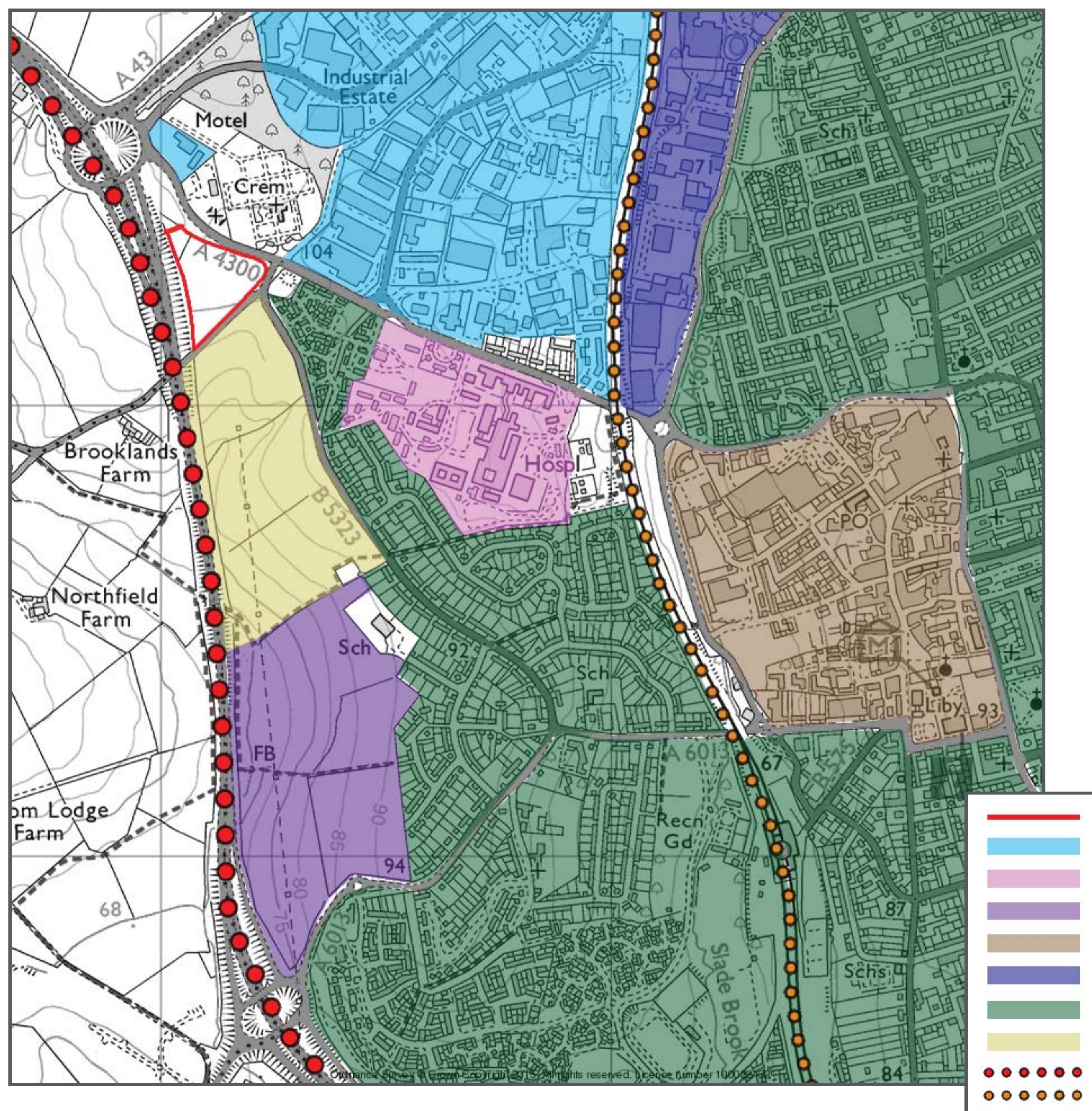
- The total site area is 2.967 Hectares (7.331 Acres).
- 81 proposed residential dwellings.
- All dwellings to be 2 storey

The development will provide the following house types:

Market Value Dwellings	10	Affordable Dwellings	
4-Bedroom Dwellings	35	2-Bedroom Dwellings	16
3-Bedroom Dwellings	12	1-Bedroom Dwellings	8
2-Bedroom Dwellings	57	Total	24
Total			



Gipsy Lane Kettering Planning Policy



The site at Gipsy Lane, Kettering comprises 2.967ha of greenfield land within the Settlement Boundary of Kettering. The site is in a predominantly residential area and surrounded by the existing residential estates at Haweswater Road and Langsett Close. The site abuts 2 major residential development sites. An outline planning application for 350 dwellings (KET/2015/0551) is currently pending on land south of the site. Just beyond this outline application is the Westhill development site which has outline approval for 460 dwellings (KET/2006/0541) and currently under construction. The Westhill development site also has reserved matters consent for 210 dwellings on Phase 1 of the development (KET/2014/0064) and 31 units was approved in July 2015 for Phase 2 (KET/2015/0182).

The proposed site at Gipsy Lane will form a natural extension to the existing and proposed residential area of Kettering and meet the local housing deficiency identified within the Councils Strategic Housing Market Assessment (SHMA 2015). The scheme will provide some 81 dwellings with a mix of smaller units offering an alternative to the neighbouring residential schemes.

The site benefits from its sustainable location close to existing services and public transport facilities reducing the need to travel by car.

A pre-application took place on the site in June 2016 with Kettering Borough Council in which no issues were raised regarding the principle of residential development on the site.

No Highway objections have been raised to residential development on the site.

KEY

- The Site
- Employment (Industrial Estate)
- Kettering General Hospital
- Westhill - Consented 460 Dwellings Phase 1 Under Construction
- Town Centre
- Retail Park
- Residential Areas
- Proposed Development 350 Dwellings (Submitted and Under Consideration)
- A14 Main Road
- Main Line Railway

Gipsy Lane Kettering Housing Mix

The Housing Mix would be in accordance with Policy 30 of the North Northants Joint Core Strategy which requires the mix of dwellings to accommodate smaller households, with an emphasis on the provision of small and medium sized 2 storey dwellings.

House types will reflect the local style, picking up influences from Kettering itself and rural areas. Dual Aspect dwellings will generally be used to turn corners, with special attention paid to those elevations in key locations.

A range of surface treatments and materials will be used to assist traffic management and add interest to the development.

The development will provide the following housing mix:

Market Dwellings		Affordable Dwellings	
4 Bed Dwellings	10	2 Bed Dwellings	16
3 Bed Dwellings	35	1 Bed Dwellings	8
2 Bed Dwellings	12	Total	24
Total	57		

Location Of Affordable Housing



- Private Units
- Affordable Units

Dwellings By Number Of Bedrooms

- 1/2 Bed Maisonettes
- 2 Bed Dwellings
- 3 Bed Dwellings
- 4 Bed Dwellings



Gipsy Lane Kettering Landscape Strategy

The site is located at the edge of the settlement with existing development adjacent. A gas main lies along the western boundary and limits potential planting in this area. Due to the restriction this strip will feature wildflower meadow which benefits pollinators, provides a wildlife corridor through the site and is also visually attractive.

Proposed tree planting will be used to supplement the existing boundary hedges beside Rothwell Road/Warren Hill and Gipsy Lane, providing additional screening and visual interest within the site. Further tree planting will be used to break up the built form internally.

The wildflower meadow in the northern public open space will provide bedding for badgers that have a sett just beyond the site boundary. This area will also feature shrub planting to provide food and shelter for foraging badgers and other wildlife. A mixture of mown and surfaced paths will provide pedestrian access to the space while tree and larger shrub planting will give structure and visual interest.

The southern public open space will be more formal. Trees will provide additional screening on the southern boundary and shrubs will add further colour and texture to the space. A larger portion of the area will be given over to amenity grassland, although some wildflower meadow will be included to blend with adjacent planting and provide additional colour and interest to the space.

Public Open Space Plan



Gipsy Lane Kettering Layout



Master Plan

KEY

-  Site Boundary
-  Existing Vegetation
-  Proposed Tree
-  Proposed Shrub
-  Proposed Hedge
-  Proposed Wildflower Meadow
-  Grass

Gipsy Lane Kettering Highways, Drainage & Flooding

Accessibility

The proposed development is located in a sustainable location and is located within acceptable walking and cycling distance of local facilities.

Transport

The proposed development of the site will result in a number of new vehicle trips on the highway network. These new trips will access the existing highway network via Rothwell Road. A Transport Assessment is being undertaken to determine the impact of the proposed development on the existing highway infrastructure.

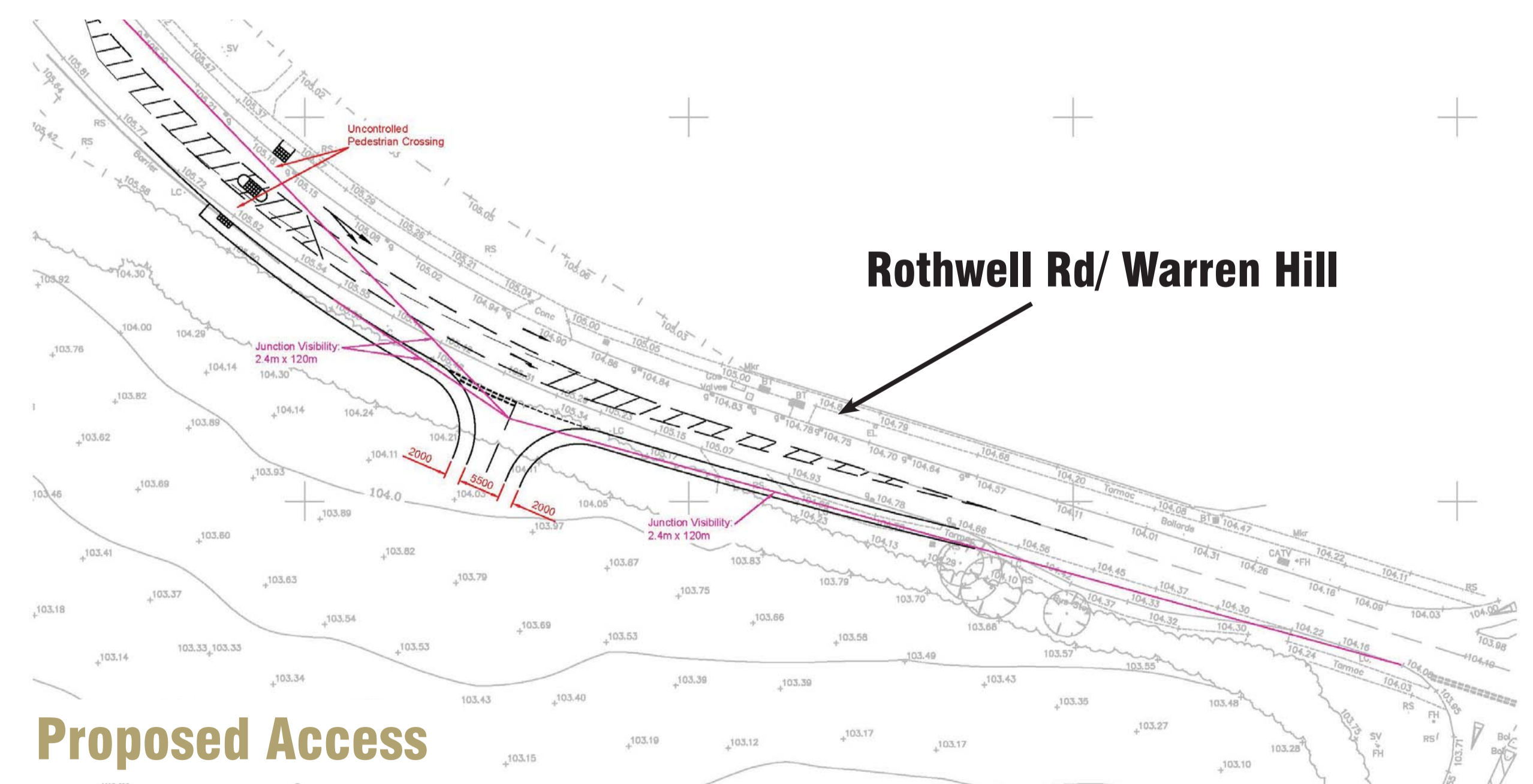
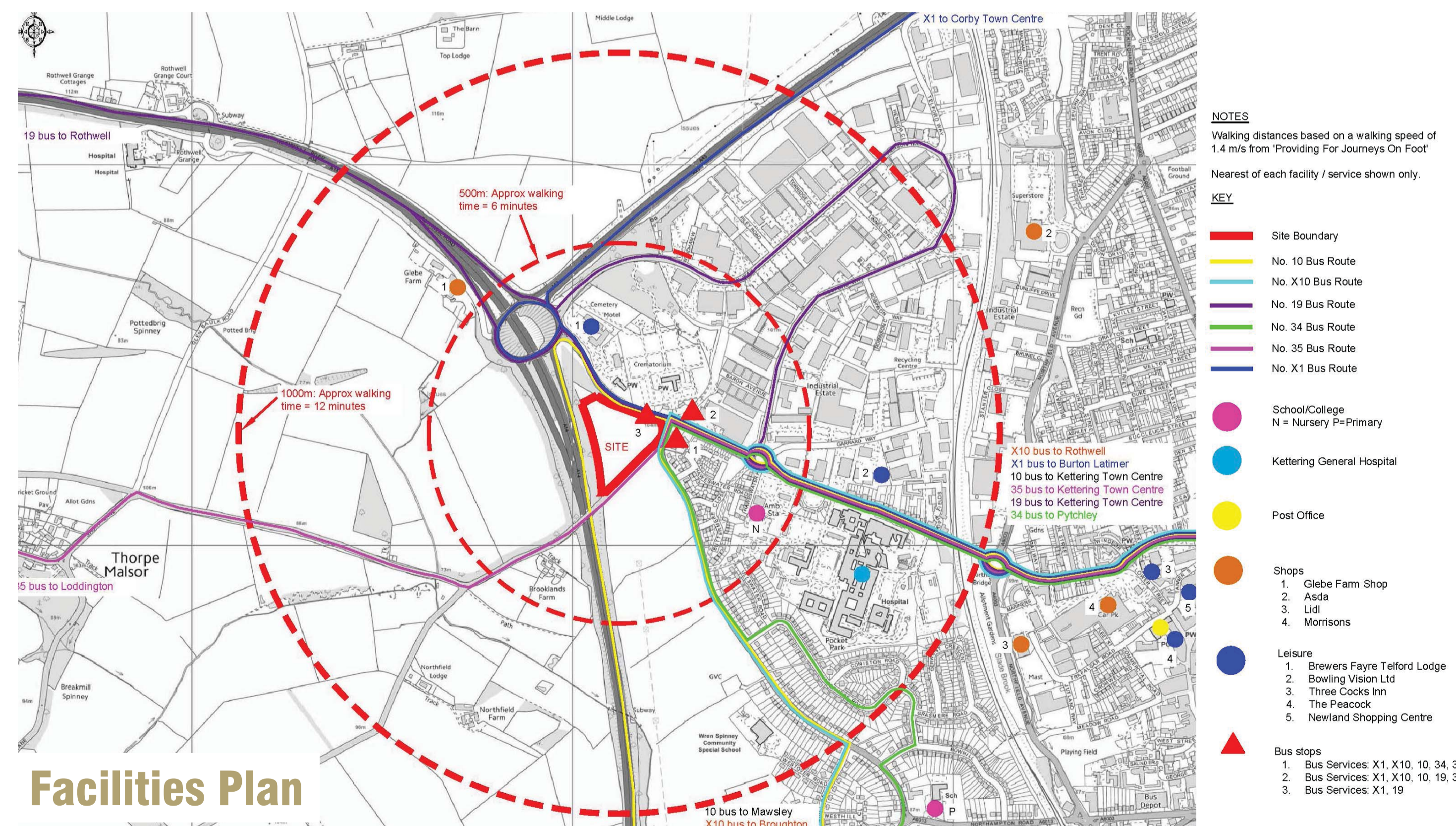
Parking

Car and cycle parking for the development will be provided in line with the current parking standards adopted by Kettering Borough Council at the time of the detailed planning application.

Drainage

The drainage for the site will be designed in line with current legislation:
Building regulations;
Sewers for Adoption; and
National Planning Policy Framework

Sustainable Urban Drainage Systems (SUDS) will be utilised on the site. Surface water will utilise soakaways for all roads and dwellings. Foul water will discharge to Anglian Water's foul sewer network via a pumped solution. Anglian Water has confirmed that they have capacity to accommodate foul flows from the development.



Gipsy Lane Kettering Site Appraisal & Constraints

The site is located just to the south of Junction 7 of the A14. The A14 runs adjacent to the western boundary of the site and to the eastern boundary is the A4300 (Rothwell Road/ Warren Hill). The site is accessed from Rothwell Road, which has been agreed with Northamptonshire County Highways.

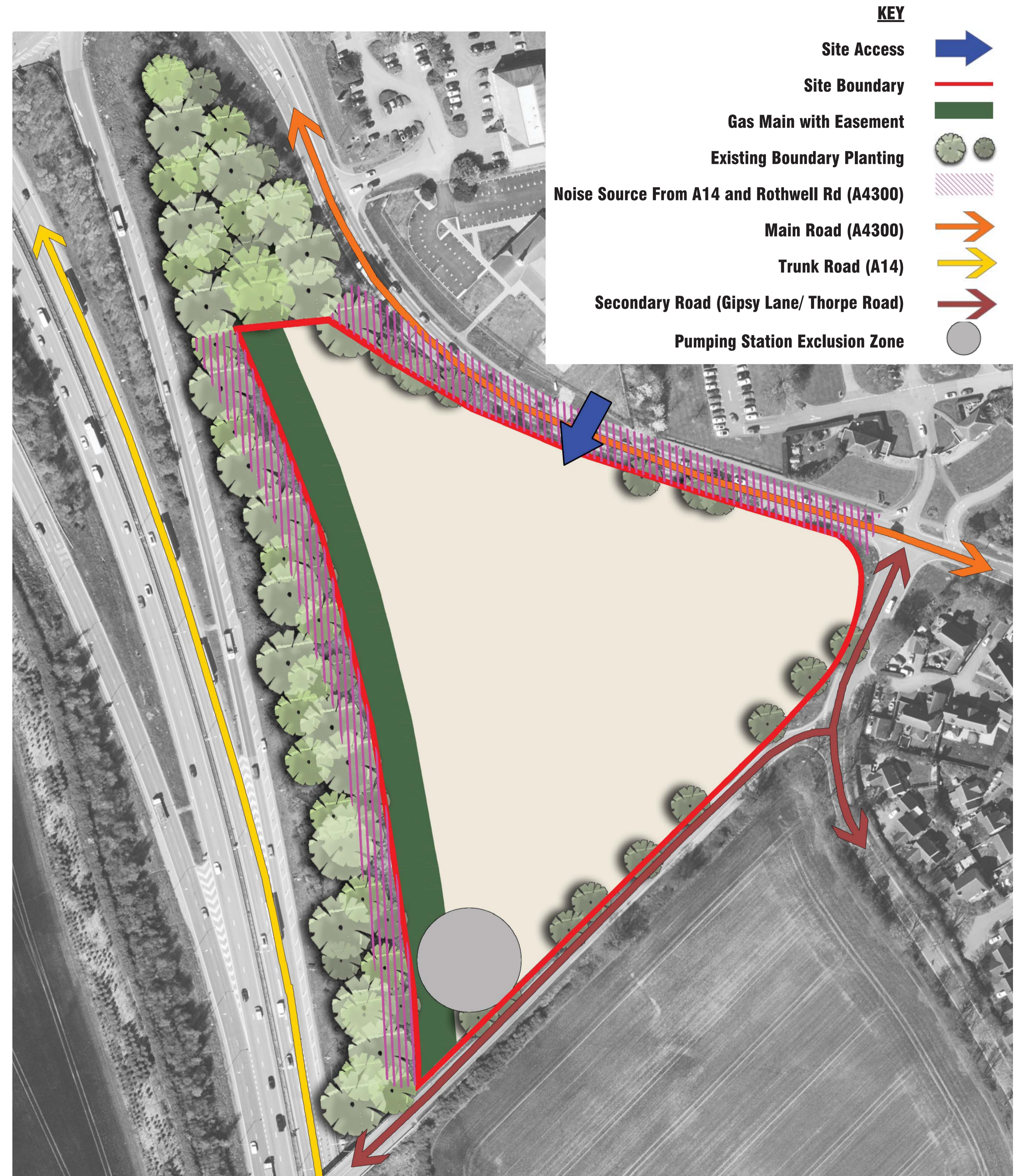
The site is subject to several constraints to development; noise from both the A14 and Rothwell Road, a gas main running alongside the western boundary, existing vegetation to the site boundaries and a fixed access point.

To mitigate against traffic noise the dwellings are generally positioned to face the noise source, protecting the rear gardens where noise levels will be lowered. The dwellings will feature noise reduction measures such as acoustic glazing and ventilation to ensure a comfortable internal environment.

The gas main along the western boundary has been taken into account on the Masterplan, resulting in dwellings being set back to accommodate it.

The site is well screened by existing vegetation around the boundaries and this will be retained.

The position of the site is very sustainably located with convenient links to the A14 and wider road network. There are employment opportunities within walking distance on Telford Way Industrial Estate.



Gipsy Lane Kettering Elevations

Indicative Street Scenes

These illustrations are representative of the proposed street scene. They provide an idea of the overall form and scale of the development, but do not seek to provide a 'finished' look due to the outline nature of the planning application. Final material choices are usually provided as part of a Reserved Matters application.



Manor Oak Homes thanks you for your attendance at this exhibition.

Engagement with the local community is an important part of the planning process and your views are important to us.

Comments forms are available near the entrance and we would be grateful if you would assist us by completing one. All comments will be logged and given due consideration.

The exhibition boards and comments forms will be available on our website www.manoroakhomes.co.uk/GipsyLn-Kettering. Please can all forms be completed by the 25th November 2016.