SSR PLANNING

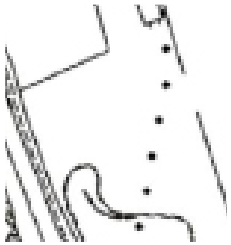
BUCCLEUCH GROUP

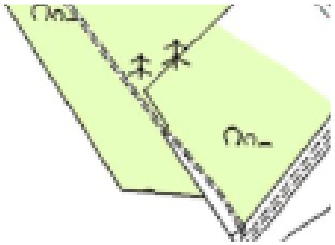
A Framework Document

Weekley Wood Business Park

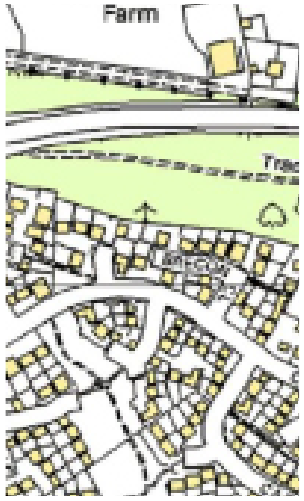
Draft Interim Version - June 2011

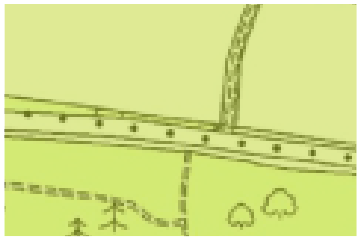
















Contents

Introduction	1
Background	2
The Site and its Surroundings	3
Planning History	4
Vision	5
Evidence Base	6
Site Opportunites	8
Site Proposals	9
Delivery	12
Plans	13
Concept Masterplan	15

Introduction

Buccleuch Property represents the commercial property interests of the Buccleuch Group. The Boughton Estate in Northamptonshire is one of the five estates within the group and the only one in England. The Boughton Estate extends to over 4,500 hectares (11,200 acres), all of which is in North Northamptonshire. The focus of the Estate is Boughton House, which is set in parkland to the north east of Kettering.

Buccleuch Property is heavily involved in both the commercial and residential sectors with a substantial UK investment portfolio as well as interests overseas. Buccleuch Property is currently promoting numerous development opportunities for residential and commercial purposes within North Northamptonshire and Kettering Borough.

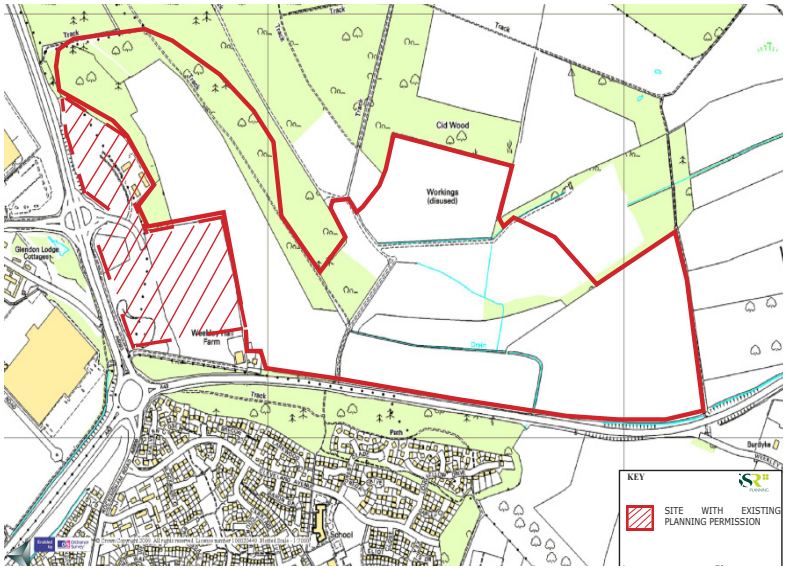
Buccleuch Property owns land to the north of Kettering which forms part of the Business Development Area which straddles the A6003 (to Corby). The western part of this Development Area, "Prologis Business Park" has now been completed and provides a range of distribution and industrial units, as well as office space. The site to the east of the A6003, adjacent to the western end of Weekley Wood, "The Kettering Business Park", is currently under construction and will, when completed, provide a Business Park incorporating a mix of B1 and other uses, including a hotel, pub / restaurant, retail premises and leisure facilities.

The existing development arose from an allocation in the adopted Local Plan (1995); long before Kettering was designated as part of the North Northamptonshire Growth Area. The vision for the area now contained within the adopted Core Spatial Strategy is to create a better place which will be "a showpiece for modern green living within a high quality environment and a prosperous economy." This will be achieved in part by a step change in the growth of homes and jobs.

Whilst considerable progress has been made in securing sustainable urban extensions as locations for new homes, there has been less focus on attracting further economic investment into the area.

Buccleuch Property is promoting further land to the north of Kettering which is contained by Weekley Wood, for a strategic development site for commercial and leisure uses.

This document sets out the emerging vision and evidence base, which establish the suitability of the site as a location for a new business park.



Background

The consented land which is still to be developed at The Kettering Business Park (SELA ref K8) amounts to approximately 10 ha.

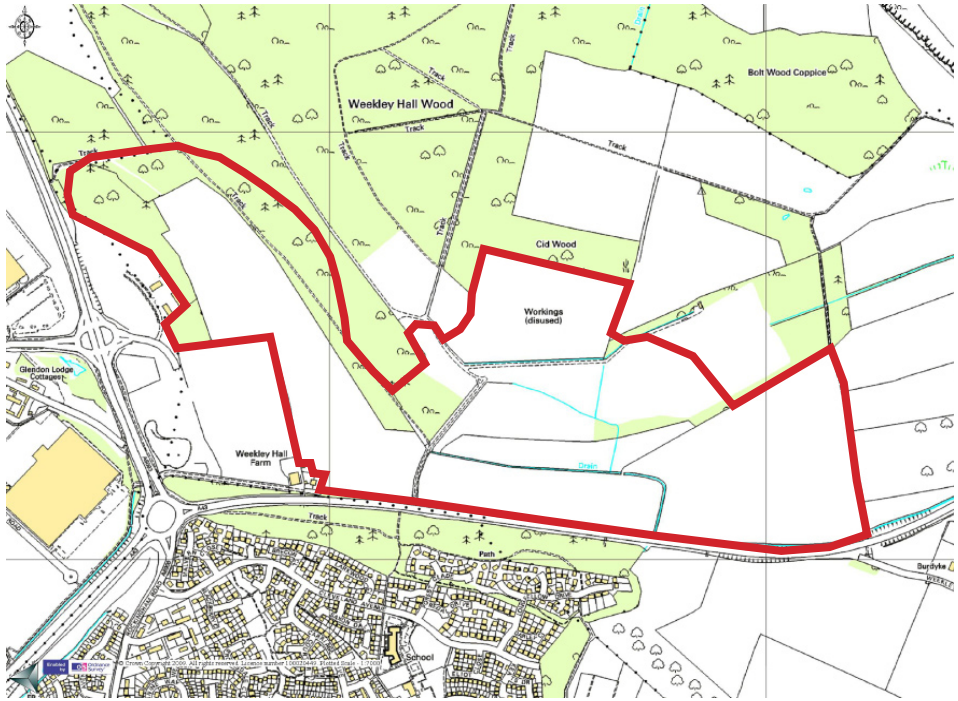
The "Weekley Wood Development Area" (SELA ref K9) which has a total area of 75 hectares, is being promoted as a strategic employment allocation through the North Northamptonshire Core Spatial Strategy Review and the Kettering Borough Site Specific Allocations Development Plan Document (DPD).

Both The Kettering Business Park and Weekley Wood Development Area are in the ownership of the Buccleuch Estate and amount to a total development area of 85 ha. Consequently, the combined areas present an exciting strategic opportunity to make a viable Business Park for Kettering and North Northamptonshire.

As part of the initial promotional work representations were made to The Strategic Employment Land Assessment (SELA), an important part of the evidence base to these DPD's. It also provided the initial opportunity to set out the landowner's vision for the development of this attractive and sustainable location and the ways it would be able to make a positive contribution to an environmentally friendly way of life. This document has been updated and takes forward the vision for the Weekley Wood Business Park.

In order to inform the North Northamptonshire Joint Planning Committee's consideration of the opportunities presented by the Business Park proposals as well as the preparation of various DPDs, we anticipate that landscape and visual assessments, ecological and archaeological surveys and transport appraisals will be required in due course.

In the meantime, we trust that the information contained in this framework document provides a flavour of how this strategic business park could be developed in a sensitive and sustainable manner and in so doing provide a range of job and leisure opportunities for both new and existing residents of Kettering.



The Site and its Surroundings

The site is predominantly used for agricultural purposes with some inert landfilling and woodland areas.

The site is greenfield albeit restored ironstone quarries. It is located adjacent to Kettering Business Park and will provide a logical extension to the existing Business Park.

The site is almost completely enclosed by woodland planting. Views into the site from north, east and south are extremely limited due to the mature woodland planting and topography of the surrounding area.

As part of the development of the site a significant amount of new woodland planting will be provided in order to enhance and complement the existing woodland which surrounds the site. Open space will also be provided within and around the development.







Planning History

Both Kettering Business Park and Weekley Wood Development Area were previously identified in the Kettering Borough Local Plan as a site for a new Golf Course. The policy for this use has not been saved.

The North Kettering Business Development Area was allocated for employment use under Policy 18 of the adopted Local Plan and was granted outline planning permission for offices, industrial, warehousing and leisure uses in 2002.

The Western part of the Development Area, known as Glendon Business Park, has been developed for warehousing by Prologis.

The site on the eastern side of the A6003 is known as the Kettering Business Park. Reserved Matters have been approved for a hotel and a pub / restaurant. These have both now been completed and are being successfully operated as well as the speculative office development, some of which is now completed and occupied.

The Weekley Wood Development Area sits as a natural extension to Kettering Business Park.



Vision

The Weekley Wood Development Area would be a suitable and sustainable location for a Strategic Business Park.

The campus style development could provide for a range of employment and leisure uses, contained within and enhanced by the woodland setting.

These surrounding woodlands offer the ability for office workers to walk or run at lunchtime, to keep and maintain a healthy lifestyle.

The potential scale of office uses and the campus style development could attract a Health and Fitness operator which would benefit the residents of the wider area.

In addition, provision of CHP to the Park (and retrofit of parts of Kettering Business Park) can be provided from neighbouring estate land without being noticed from the business park.

In view of the importance of this proposal to the economy of North Northamptonshire and Kettering Borough, Buccleuch Property is seeking the site's identification as a broad location or direction of growth in the North Northamptonshire Joint Core Strategy Review.





EVIDENCE BASE

Transport

The Weekley Wood Development Area adjoins a consented site which incorporates strategic infrastructure improvements, thereby enhancing its connections to the national transport network; specifically the A14 and A43.

Site Access

The site will be accessed via the roundabout on the A6003 and through the existing Business Park. An intermediate access could be provided to give improved access for the early phases of development, if required. These would help secure sustainable travel routes and modes of transport. When the Kettering Eastern Avenue bypass is provided, a further access to the site could be secured via a shared junction on the A43, as shown on the accompanying drawings.

Highway Improvements

It is not anticipated that significant highway improvements will be needed to the A6003. Highway improvements to the A43 will be made, if necessary, in conjunction with the delivery of the early phases of development and the Kettering Eastern Avenue bypass.

Communication Links

The site has excellent communication links in that:

- it is a 2 minute drive from Junction 7 of the A14;
- Kettering train station is within a 10 minute drive by bus, taxi and car;
- London is 50 minutes by rail with frequent services to St Pancras Eurostar Terminal; and
- There are regular bus services to Kettering and Corby town centres, including the railway station.





Contamination

Part of the site was previously a licensed inert waste site operated under close regulation with full certification. The majority of the site is restored ironstone workings, that have been utilised for agriculture.

The site is no longer being quarried and is in the final stages of restoration, with completion due within the next 5 years.

A contaminated land survey will be undertaken and appropriate mitigation measures put in place.



Flood Risk

The site is not at risk of flooding as defined by the Environment Agency's Flood Map.



Site Opportunities

- Attractive and accesible location.
- Existing nearby leisure facilities including hotel and pub / restaurant.
- Contained by mature woodland.
- quality public footpaths and rights of way including a 2.5km circular cycleway / footpath, formed as part of The Kettering Business Park.
- Close to I.T super highway.
- Facility for a Biomas plant able to provide Combined Heat and Power for the Business Park, using woodchip from the Boughton Estate woodland.
- Potential to create an exemplar Carbon neutral site.



Site Proposals

The site totals approximately 75 hectares, of which approximately 40 hectares of the site will be developed for employment uses. Leisure uses will extend to approximately 3 hectares. It is anticipated that 15 hectares of new woodland will be planted in and around the development site.

The site will be one of North Northamptonshire's strategic business parks, providing a sufficiently large and flexible site, able to respond to the changing economic climate and market conditions which can be anticipated over the plan period. The site will provide a mix of uses which at this stage, it is envisaged would predominantly comprise the following:

•B1 office and business park

•B2 industrial

•B8 warehousing and distribution (small scale up to 50,000 sq ft units)

Buccleuch Property recognises that job creation is not only achieved through the provision of B uses, but through other uses too, such as food and drink (A3), leisure (D2) and care facilities (C2). The site will therefore be designed to ensure that it is able to respond to market changes whilst accommodating a cohesive mixed-use development.







Site Proposals

Northamptonshire's Technology Realm

Buccleuch Property / Boughton Estate supports the Northamptonshire-wide Technology Realm Initiative's aims to provide an impetus to the Northamptonshire economy through the provision of more knowledge-based enterprises.

It is considered that the Weekley Wood Business Park, north of Kettering, would enable the focused provision of commercial property space and business support services of a quality conducive to higher value added commercial activities.



The provision of a Technology Realm 'hub' on part of the site will assist the Borough Council in securing is vision for a 5-9 hectare site capable of accomodating:

•The development of flexible, future-proof buildings (including modular construction)

•The development of a ladder of accommodation that can support occupiers from start-up, through follow-on space to maturity

•Building and external space design that maximises formal and informal interaction

•Striking and innovative architecture

•Appropriate broadband telecommunications and ICT infrastructure.

Although unsuccessful, Kettering Business Park was recently shortlisted as a suitable location for a Data Centre, taking advantage of it's position on the IT super highway. It is considered that the site's locational advantage, as identified, remains an important consideration for the potential of the site.

Site Proposals

Nuseries / Day Care

Child care facilities are increasingly located within Business Parks as they provide the critical mass of people with parenting responsibilities who welcome the opportunity to be able to access a child care facility close to their place of work. It is envisaged that with increasing pressure for both parents to work, employers who are able to locate close to such facilities will have an advantage over those who are not so well located.

At the Weekley Wood Business Park these facilities could also be made available to users of the leisure and other facilities.



Leisure

The availability of sports, recreation and leisure opportunities close to places of work is of increasing importance in the pursuit of healthy lifestyles as they enable people to use the facilities before and after work as well as during lunch time and other breaks. Proximity to such facilities reduces the need to travel and therefore facilitates more sustainable lifestyles.

Buccleuch Property is particularly conscious of the access opportunities presented by the setting of the Weekley Wood Business Park and the surrounding woodland and countryside which will encourage informal recreation. Its vision for the development of this site is therefore not just about providing green buildings but to do so in an established green setting where additional paths for walkers can be provided.

A 2.5km circular walk has already been provided as part of the S106 obligations for the Kettering Business Park. Buccleuch Property's proposals for the site will extend and enhance the network of pedestrian and cycle paths as shown on the masterplan accompanying this submission.

Fitness circuits and other appropriate facilities could also be accommodated; all of which will enable people to adopt a healthier work : life balance than is possible in more traditional employment.

Delivery

The site is deliverable in that it:

• Is in the single ownership of The Buccleuch Group and there are no ransom strips.

• Is a logical extension to the Kettering Business Park. The site benefits from its close proximity to the A14 and existing infrastructure provision.

• Is available for development immediately subject to planning permission being granted.

• Is anticipated that development of the site could commence in 2013.

• Is able to utilise the existing infrastructure associated with the Kettering Business Park which will enable the immediate delivery of the initial phases of development.

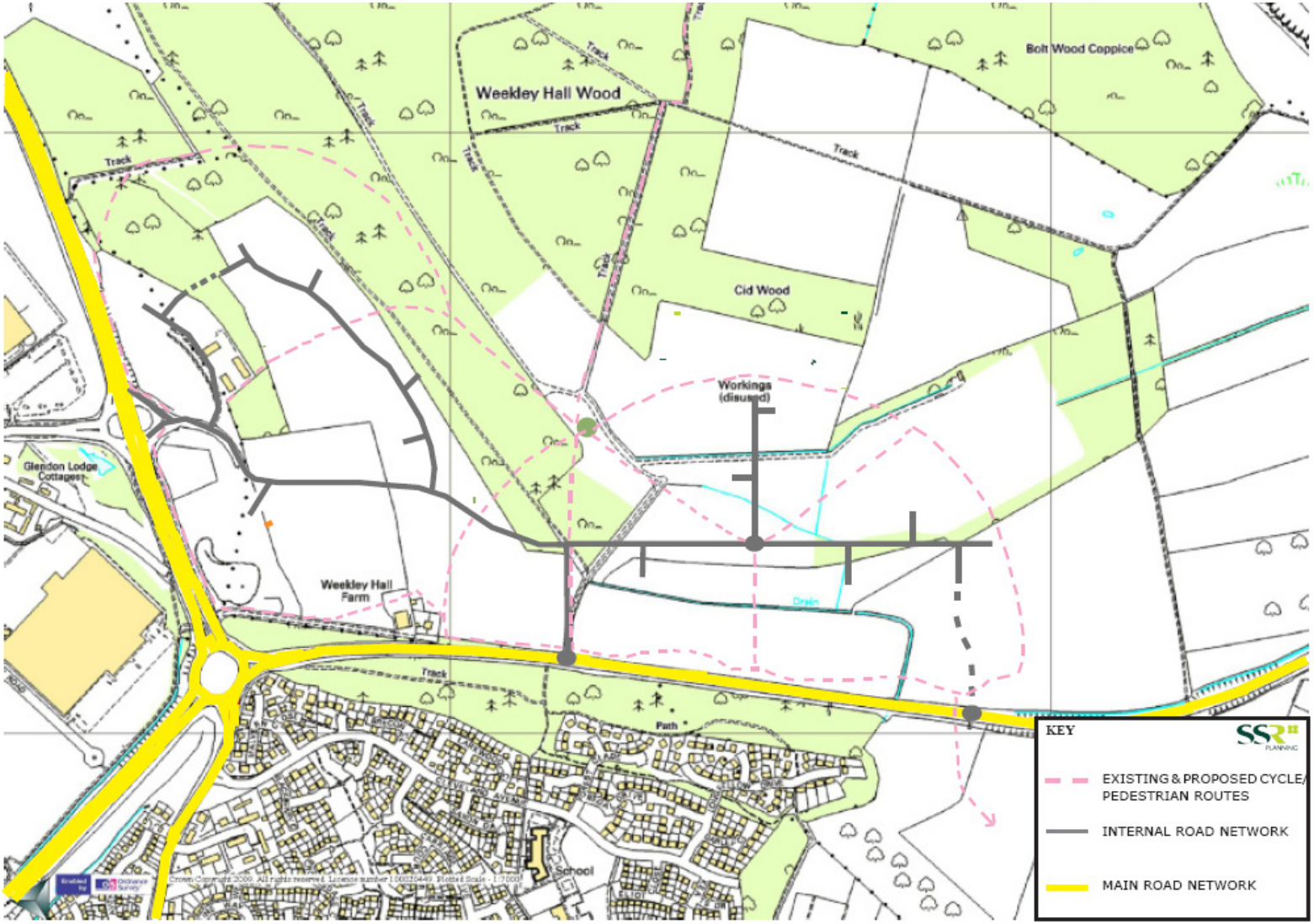
• Can be served by utilities, including water, gas and electric.

• Has the ability to be phased to encompass the requirement for development in the short, medium and long term. The technology realm would be prioritised and brought forward during the first phase.

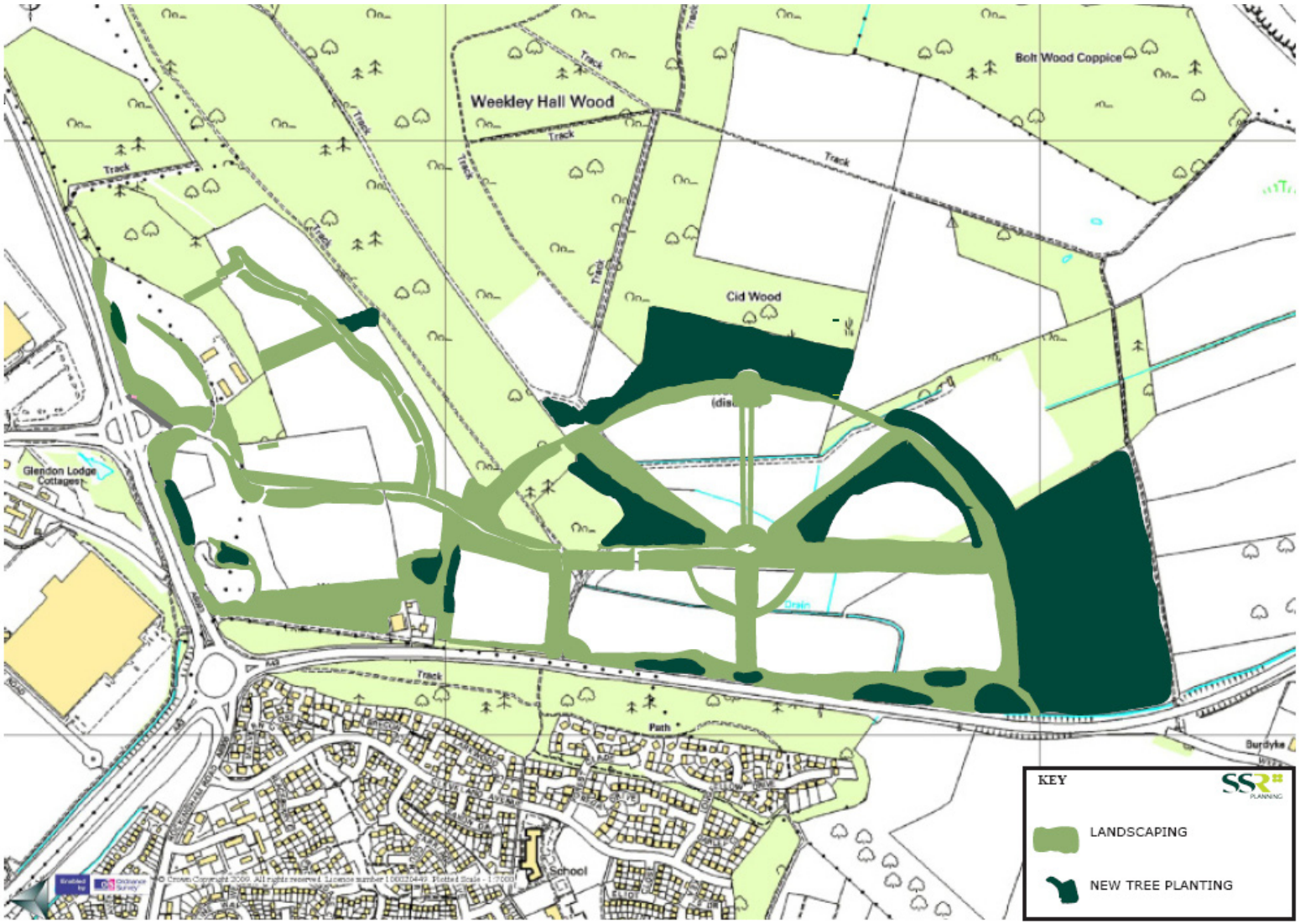
A realistic completion date for the development would be 2031.



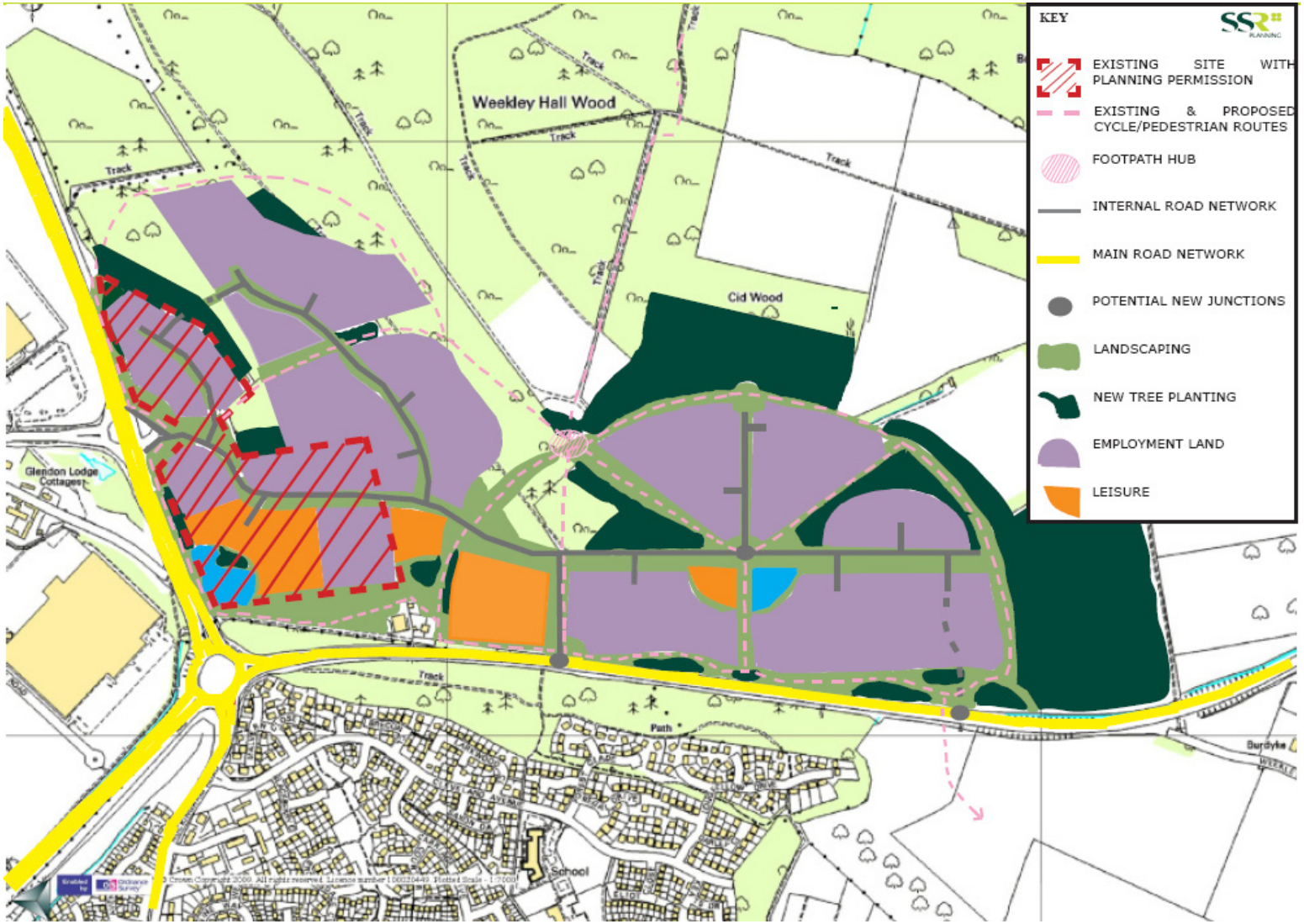
Infrastructure Network



Proposed Woodland



Concept Masterplan



SSR PLANNING

Cottage Farm, Sywell Northampton NN6 0BJ
Tel: 01604 782712 Fax: 01604 782713

www.ssrplanning.co.uk

BUCCLEUCH GROUP