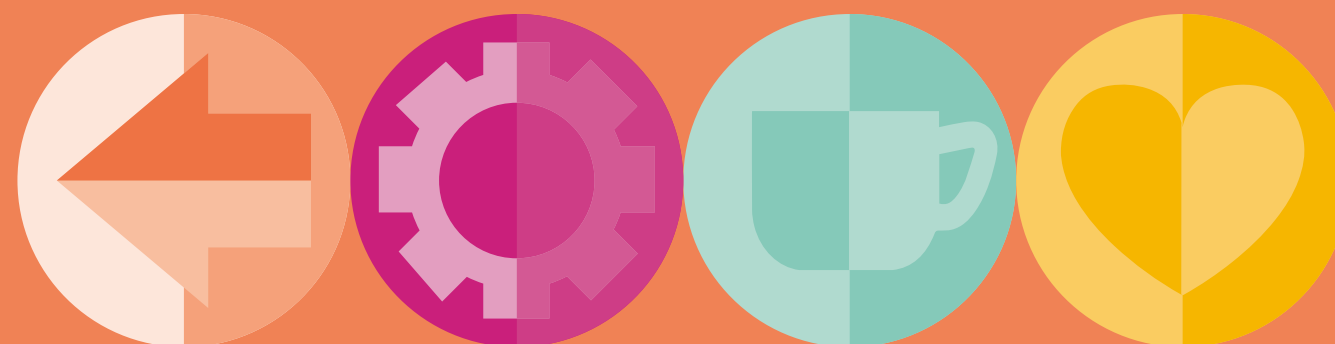


Land at
**Kettering
North**



Stakeholder Engagement

OCTOBER 2026



Agenda

1

Introduction and the Team

2

Site Context

3

Summary of Site Considerations

4

The Opportunity

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Engagement Approach

INTRODUCTION

Introduction to Buccleuch

- A modern, diverse enterprise caring for land, heritage and nature for future generations.
- 400 colleagues across four locations, including Boughton House in Northamptonshire.
- Core activities: estate management, homes, farming and forestry—combining proven practice with modern technology.
- Also operates visitor attractions and gardens, renewable energy and commercial property.
- Sustainable income funds long-term stewardship and heritage maintenance, supported by new commercial opportunities.
- Decisions balance four priorities—colleagues, communities, environment and customers—with long-term financial sustainability.



Timeline of Key Dates



INTRODUCTION

Key Takeaways from the Appeal Decision

The appeal confirmed support for employment development at Kettering North but highlighted the need for a masterplan-led approach to ensure growth is balanced with environmental and placemaking objectives.



Appeal Site Location Plan



- Significant weight was given to the economic benefits of the proposal.
- Highways matters were considered capable of being mitigated.
- The proposed Biodiversity Net Gain was recognised as a significant benefit.



- Absence of an agreed masterplan for the wider site allocation.
- Concerns regarding landscape integration, scheme density and ecology impacts.

The Way Forward

- The Inspector concluded that future proposals should be brought forward through a comprehensive masterplan that balances employment growth, biodiversity, landscape and connectivity objectives.

INTRODUCTION

Meet the new team



JTP
Masterplanners

www.jtp.co.uk



Buccleuch Property
Client

buccleuchproperty.com



Montagu Evans
Planning

www.montagu-evans.co.uk



Boughton Estate
Client

[www.boughtonhouse.co.uk/
boughton-estate](http://www.boughtonhouse.co.uk/boughton-estate)



Bennu Environmental
Ecology

bennuenvironmental.com



JCA
Arboriculture

jcaac.com



ADA 06
Commercial

ada06.co.uk



JPP Group
Engineering

jppgroup.co.uk



Barton Howe
LVIA

www.bartonhowe.com



Smith Jenkins
Built Heritage

smithjenkins.co.uk



KJ Tait
Utilities

kjtait.com

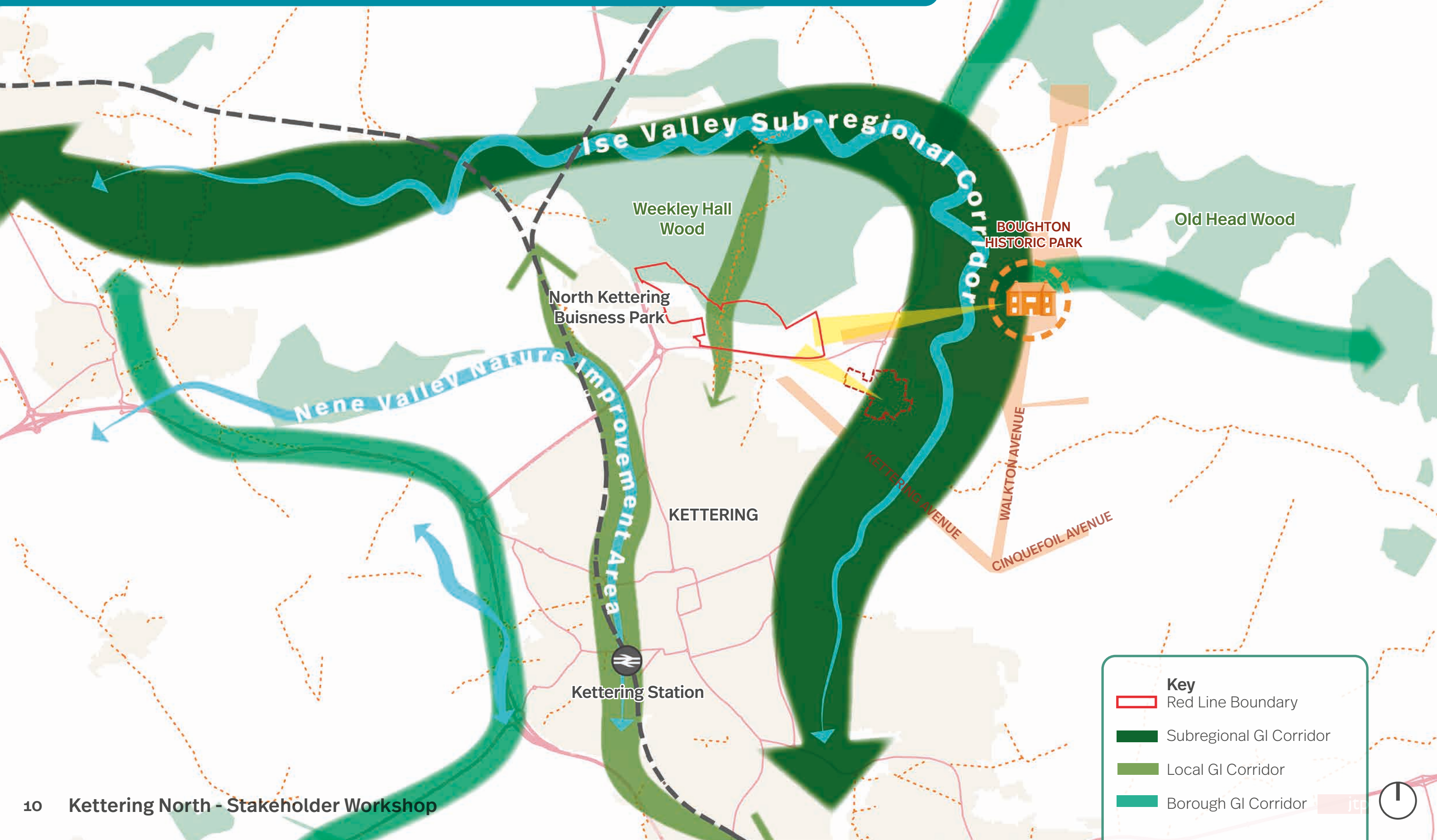
Place on Earth
Landscape Architects

nick.r.wright@hotmail.co.uk

02

Site Context

Strategic Landscape Context



SITE CONTEXT

The Site



Geddington

Weekley Hall Wood

North Kettering Business Park

Boughton House

Brambleside

Weekley

Kettering

Key

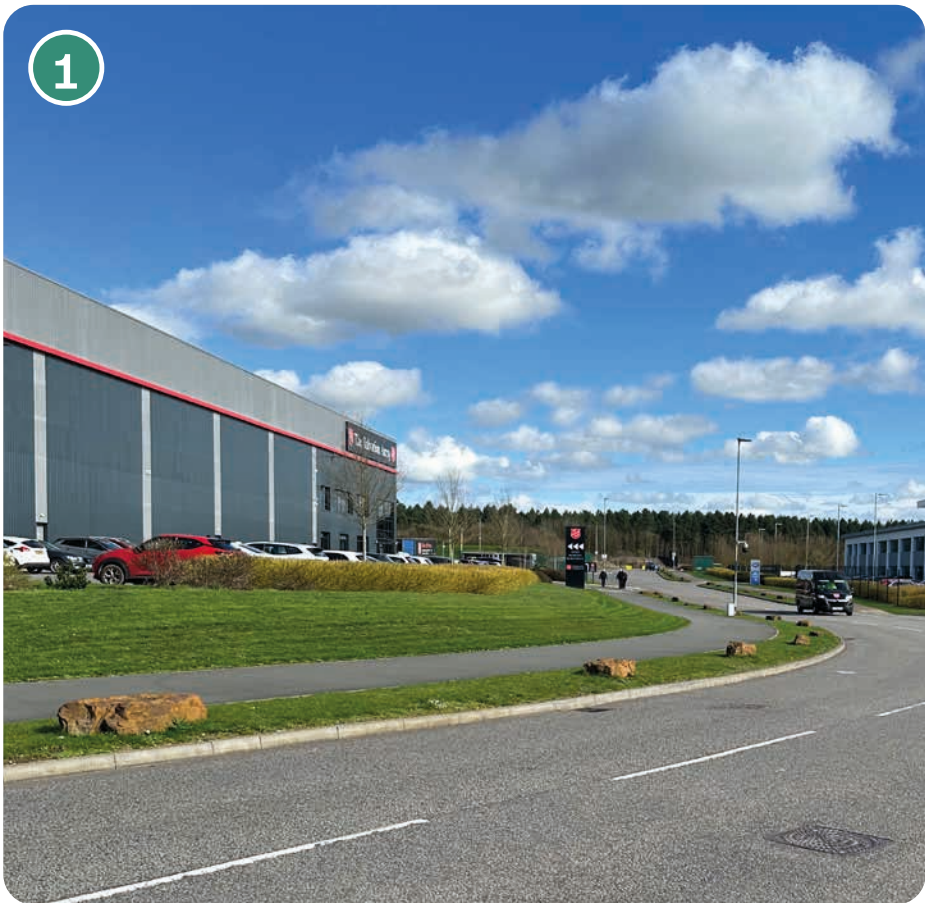
-  Red Line Boundary
-  A Roads
-  Railway

SITE CONTEXT

Site Photos



Key Location Plan



North Kettering Business Park



View facing towards Salvation Army Unit



Existing Haul Road and track



View East towards Boughton House



PRoW Access A6183



View west towards North Kettering Business Park

03

Site Considerations

Summary of Key Considerations

Access and Movement

- Vehicular Access
- Pedestrian Access
- Pedestrian Movement

Topography

- Changes in Topography
- Drainage Strategy

Ecology and Landscape

- Ecological Habitat Sensitivity
- Root Protection Areas
- Weekley Hall Wood
- Areas of Landfill

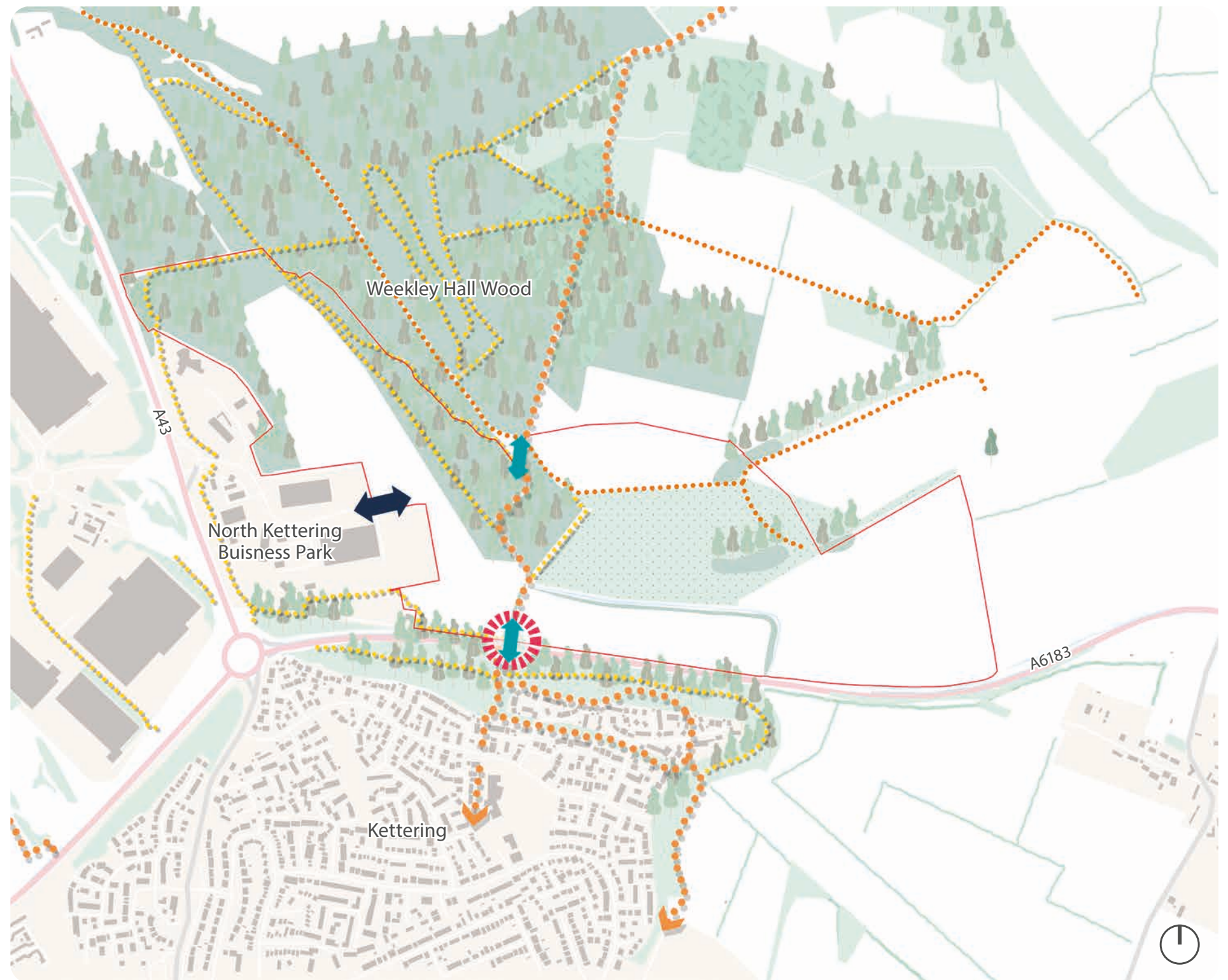
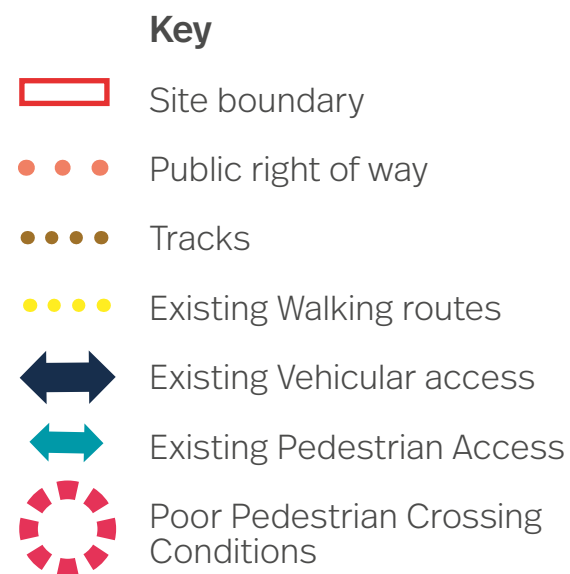
Heritage and Views

- Heritage Sensitivity
- Key Views from Boughton House



Access and Movement

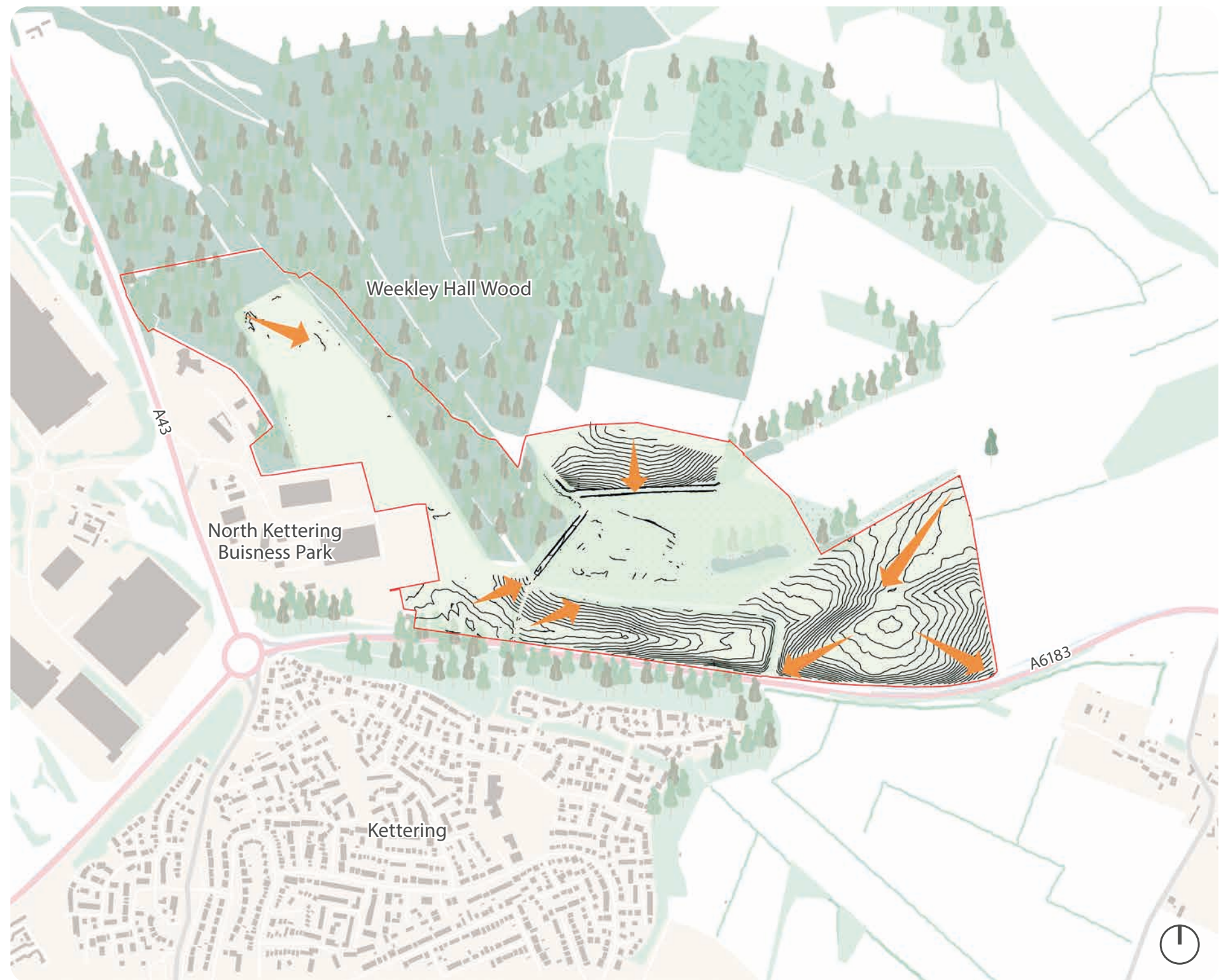
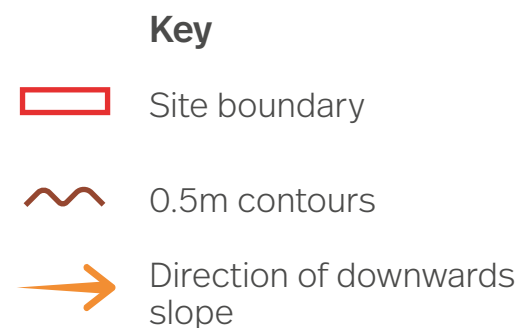
- The A6183 acts as a barrier to pedestrian and cycle movement from Brambleside to the site.
- Additional highway improvements are likely to be necessary to support development.
- An Existing Public Right of Way runs through centre of the site.
- A number of permissive paths run through the site.



SITE CONSIDERATIONS

Topography

- There are existing drainage ditches in some parts of the site.
- The western half of the site is relatively flat and topography becomes more varied to the north and east.
- Sustainable Urban Drainage strategy will need to be incorporated into the masterplan.



Landscape and Ecology

- There is a presence of woodland, scrub, grassland and establishing woodland habitats.
- There is a requirement to retain, protect and enhance biodiversity assets.
- Areas of historic Land Fill in the north of the site.
- Hedgerows and trees to be retained with indicative root protection areas identified.

Key

 Site boundary

 Woodland

 Ancient Woodland

 Boughton park and gardens

 Areas of Landfill

 Root Protection Areas Cat A (Woodland Buffer)

 Root Protection Areas Cat B

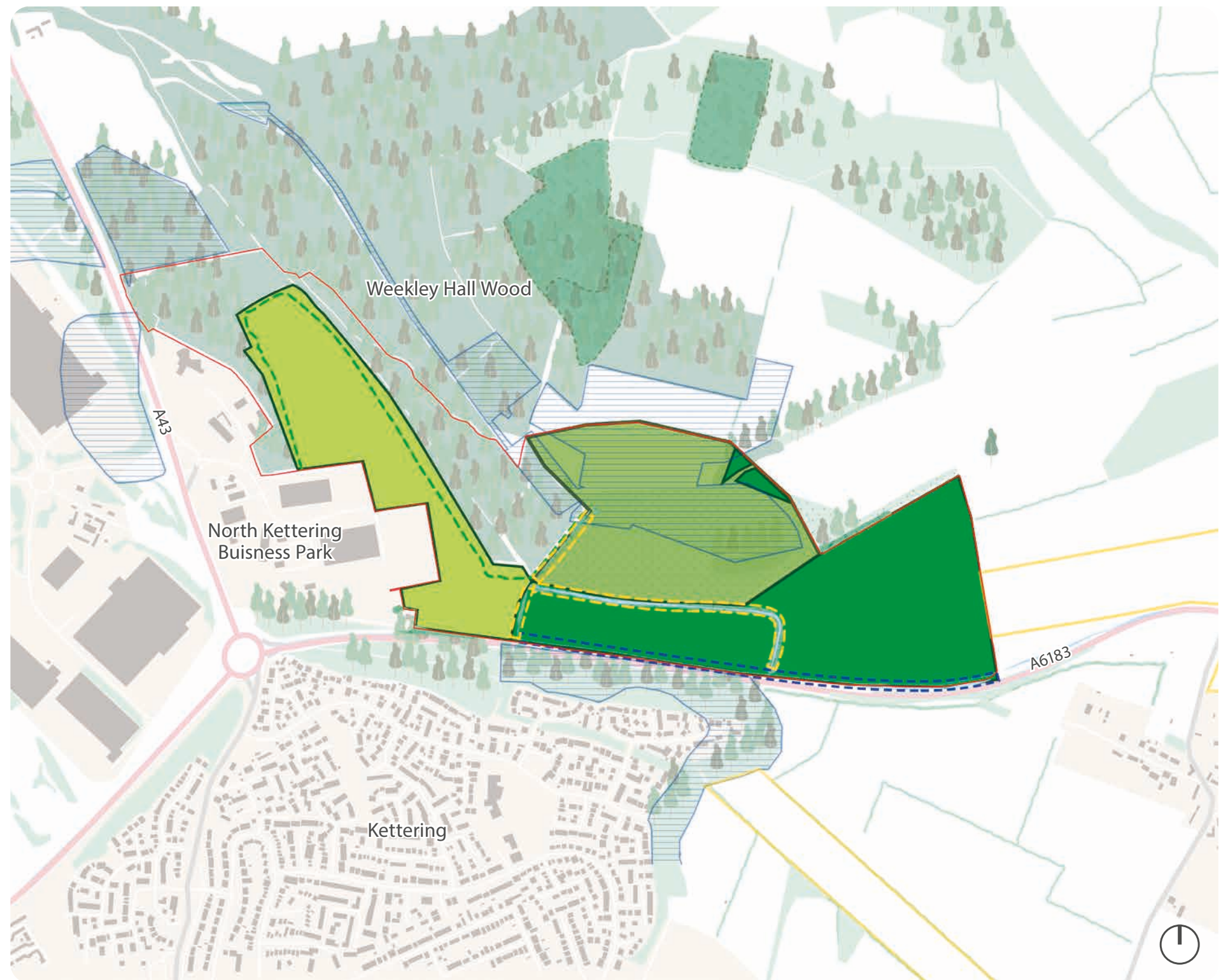
 Root Protection Areas Cat C

Area Habitat Parcels

 Grassland Parcels

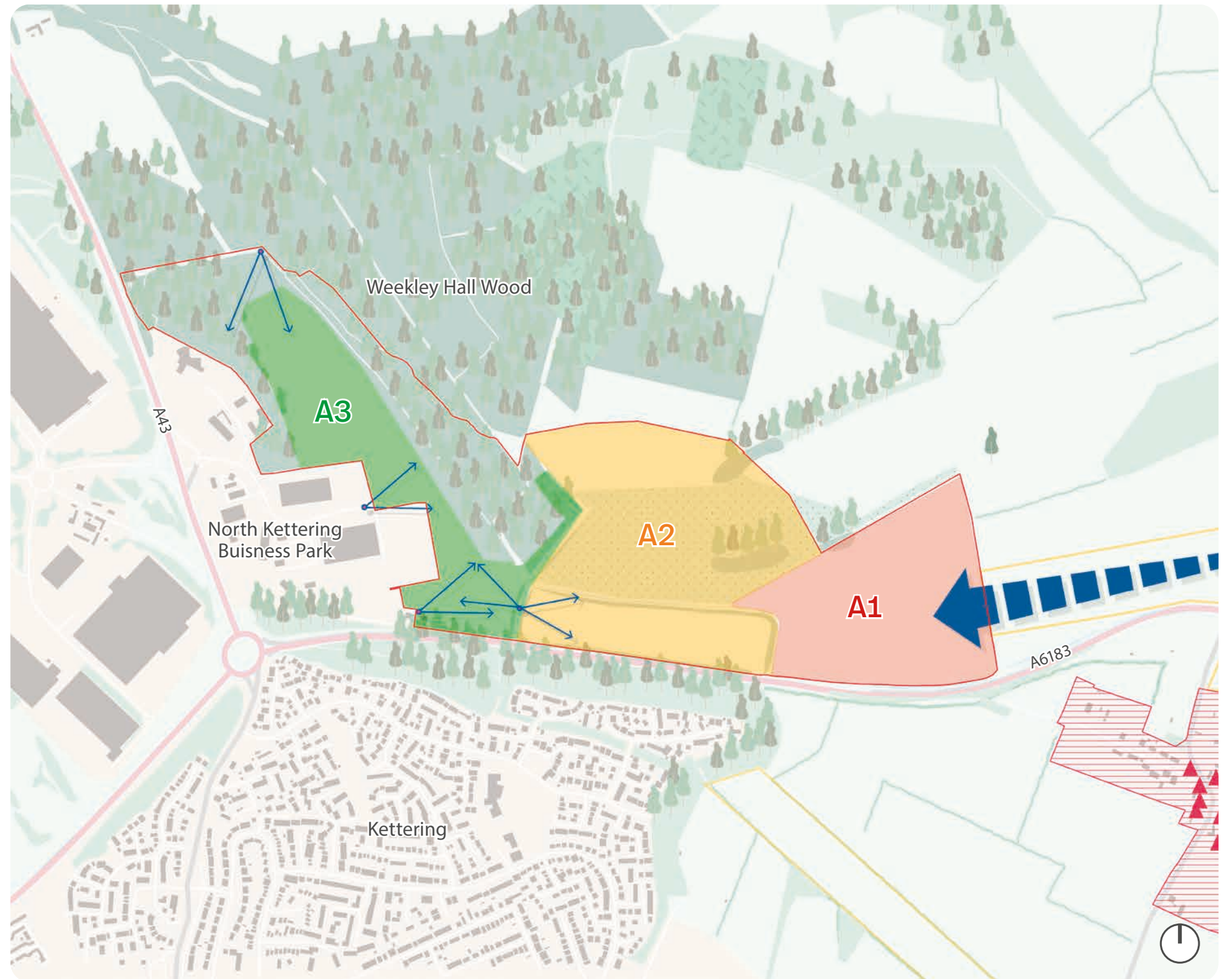
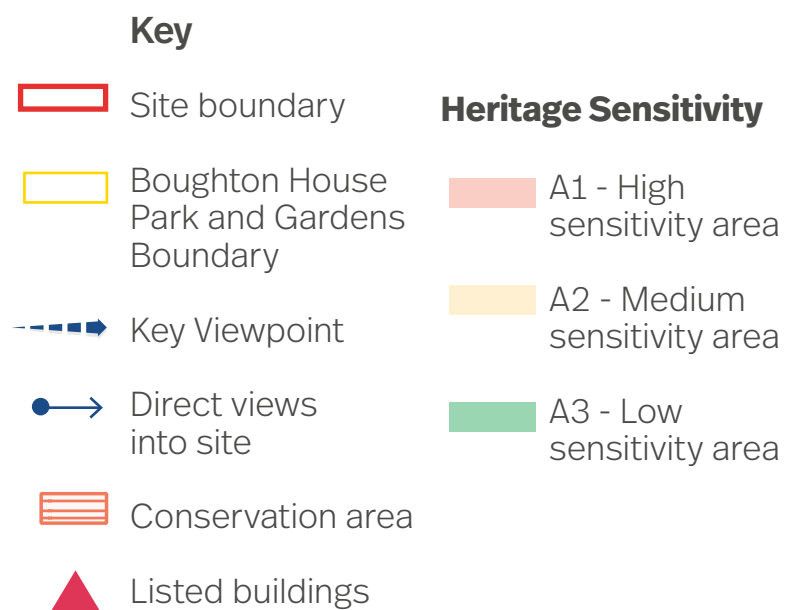
 Scrub and encroached land

 Establishing Woodland



Heritage and Views

- Direct views into and across the site at key points, but generally well screened.
- Proximity to grade I Listed Boughton House and Boughton House Registered Park - long-distance view along Broad Walk Avenue must be protected.
- Consideration of the setting of Weekley Conservation Area and listed buildings within it.
- Sensitivity decreases further west within the site.



04

Site Opportunities

SITE OPPORTUNITIES

Letting the Landscape Lead

- 1 Establish a landscape buffer to create a sensitive transition between development and Weekley Hall Woods.
- 2 Opportunity to retain and enhance existing Weekley Hall Woods.
- 3 Retain the North-South Green Corridor/PRoW only route through site with green infrastructure to west and east to enhance the feature.
- 4 Retain/enhance planting along boundary of A6183 to screen views.
- 5 Create landscaped pedestrian route linking to wood from the west.
- 6 Enhance the site's surface water management through the introduction of SuDS which will also provide visual amenity.



Sustainable Movement & Connectivity

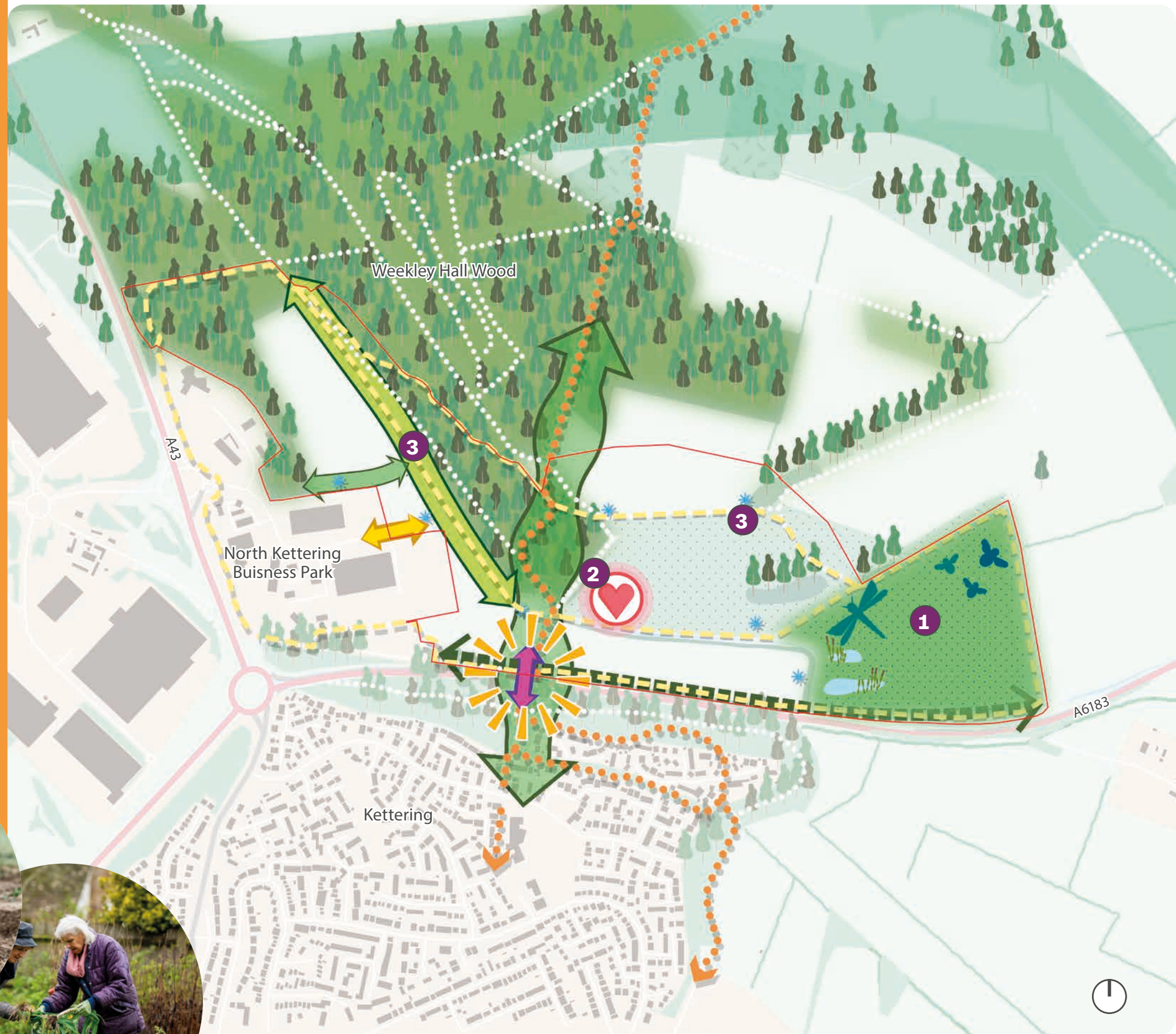
-
- A collage of four circular images showing people enjoying outdoor activities. The top-left circle shows a family of five walking through a grassy field; a man in a blue jacket carries a baby, a woman in a red dress holds hands with two young boys. The top-right circle shows three people walking away on a paved path through a wooded area. The bottom-left circle shows a person with long hair riding a bicycle on a dirt path, with a white bag on the back. The bottom-right circle shows a person riding a bicycle on a dirt path, with a white bag on the back. The entire collage is set against an orange background with a faint map of a city in the top right corner.



SITE OPPORTUNITIES

Community & Recreational Benefits

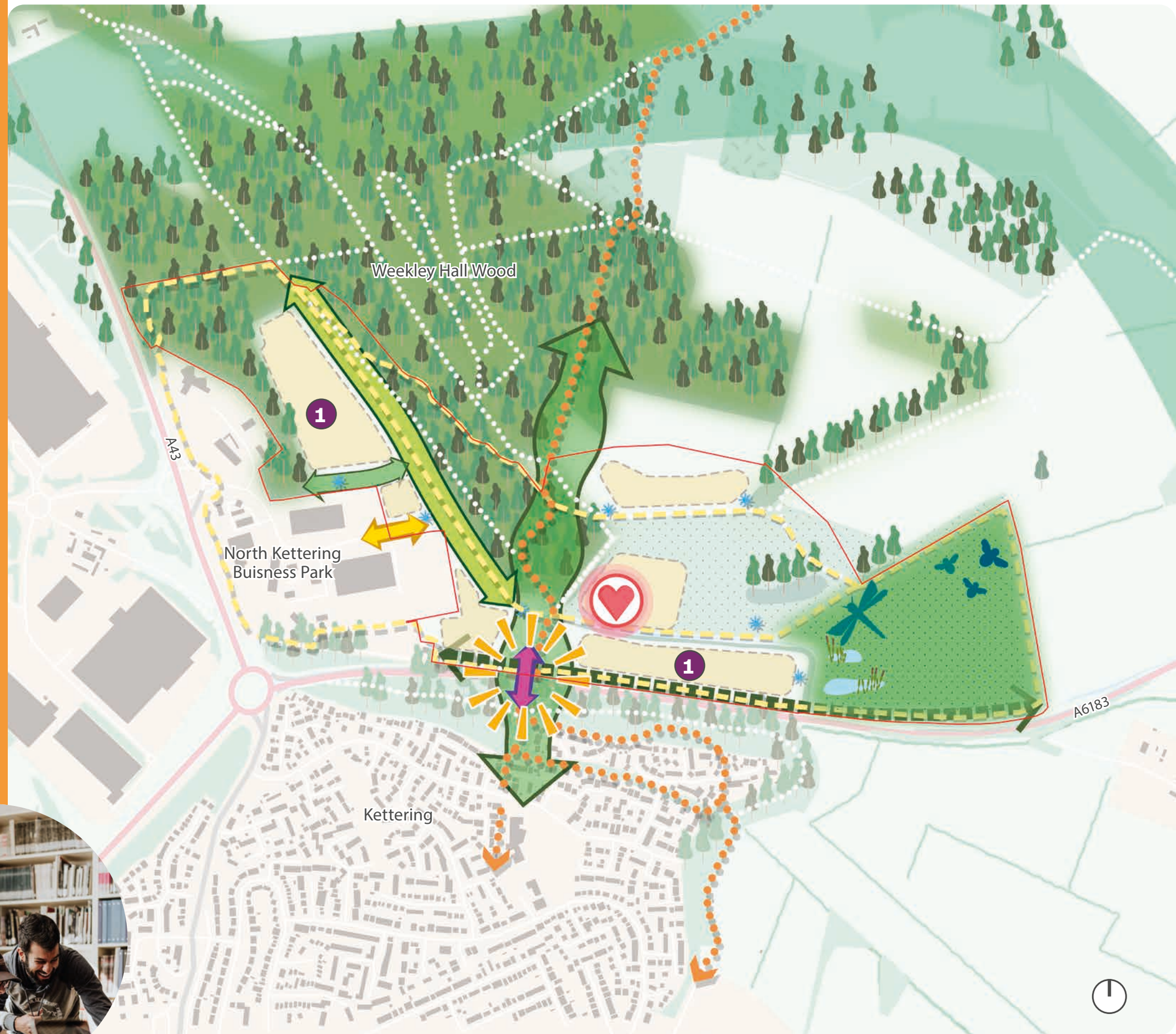
- 1** Landscaped leisure and ecological area of around **15ha** (roughly 28 football pitches) at eastern end of site featuring a variety of habitats.
- 2** Provide new leisure and community hub as focus for visitors to the site and woodland beyond.
- 3** New pedestrian and cycle routes provide attractive recreational corridors that encourage active lifestyles, support wellbeing and create opportunities for the enjoyment of the surrounding landscape.



SITE OPPORTUNITIES

Employment Space and Job creation

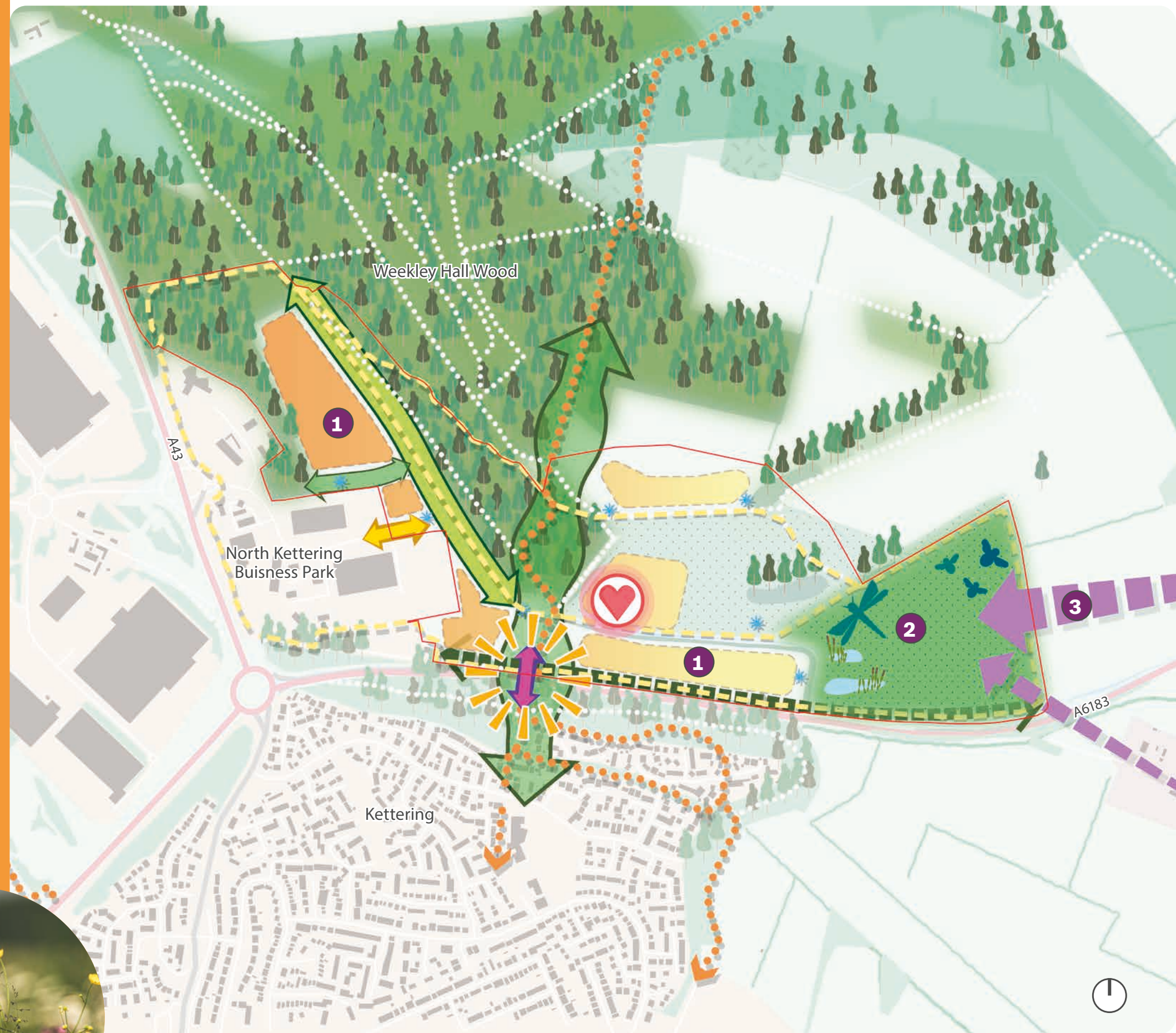
- 1 Opportunity to optimise the site's potential for employment provision, creating jobs alongside wider community and development benefits.



SITE OPPORTUNITIES

A Gradient of Sensitivity

- 1** Opportunity to create a well-integrated masterplan, with larger employment uses near Kettering Business Park and a softer transition to the countryside through smaller-scale development and more landscaping towards the rural edge.
- 2** Create a landscaped green space for recreation and wildlife at the eastern edge of the site, helping to soften development and maintain important long-distance views.
- 3** Opportunity to preserve key views from Boughton House through a reduced-scale, landscape-led development edge.



SITE OPPORTUNITIES

Community and Leisure

The heart of Kettering North – a place where people come together to relax, stay active and connect with nature.

What It could Offer

- Leisure, recreation and community facilities for all ages.
- Attractive green spaces for relaxation and outdoor activity.
- Easy connections to neighbourhoods, workplaces and Weekley Hall Wood.



Cafe and Leisure Black Park Country Park



Woodland Play Wakehurst Place, Haywards Heath



Community Hub and Play Area, Linmere



Food Hall and Garden Centre, Weetons



Gardening and Allotments



Education Centre

What would
you like to see
here?



Forest School and Forest Skills



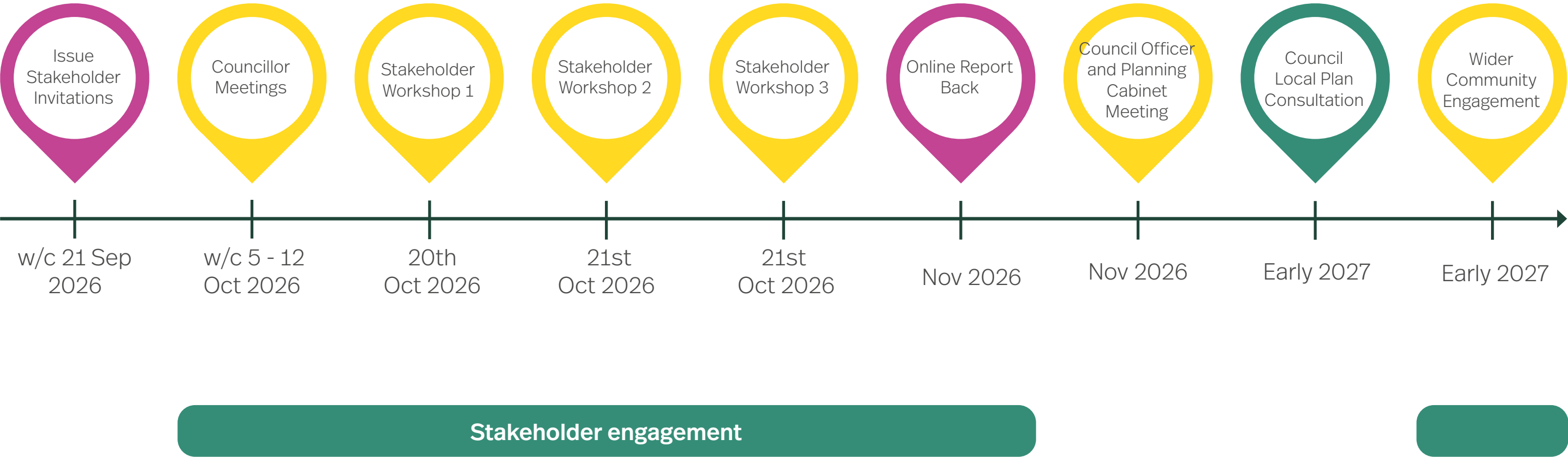
Discovery Centre & Water's Edge Cafe, London wetland centre

05

Engagement Approach

Engagement Approach

Programme



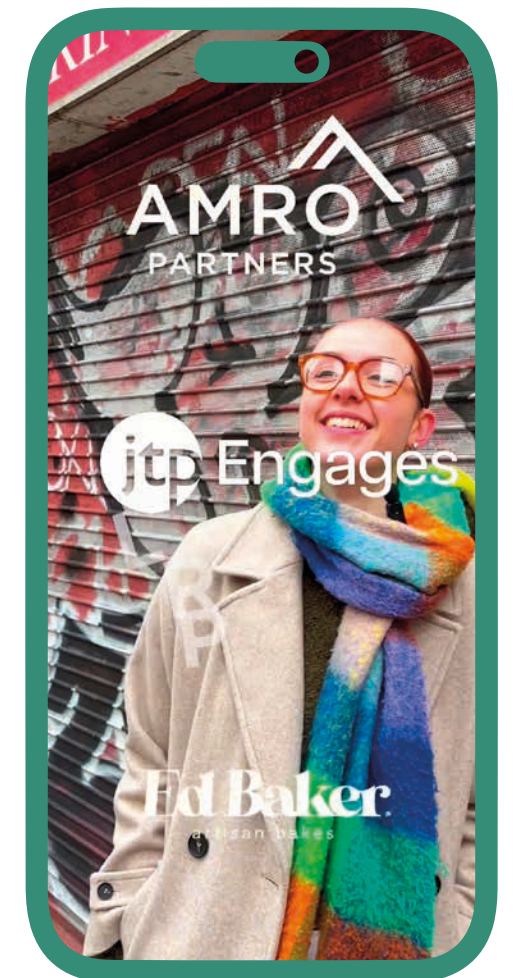
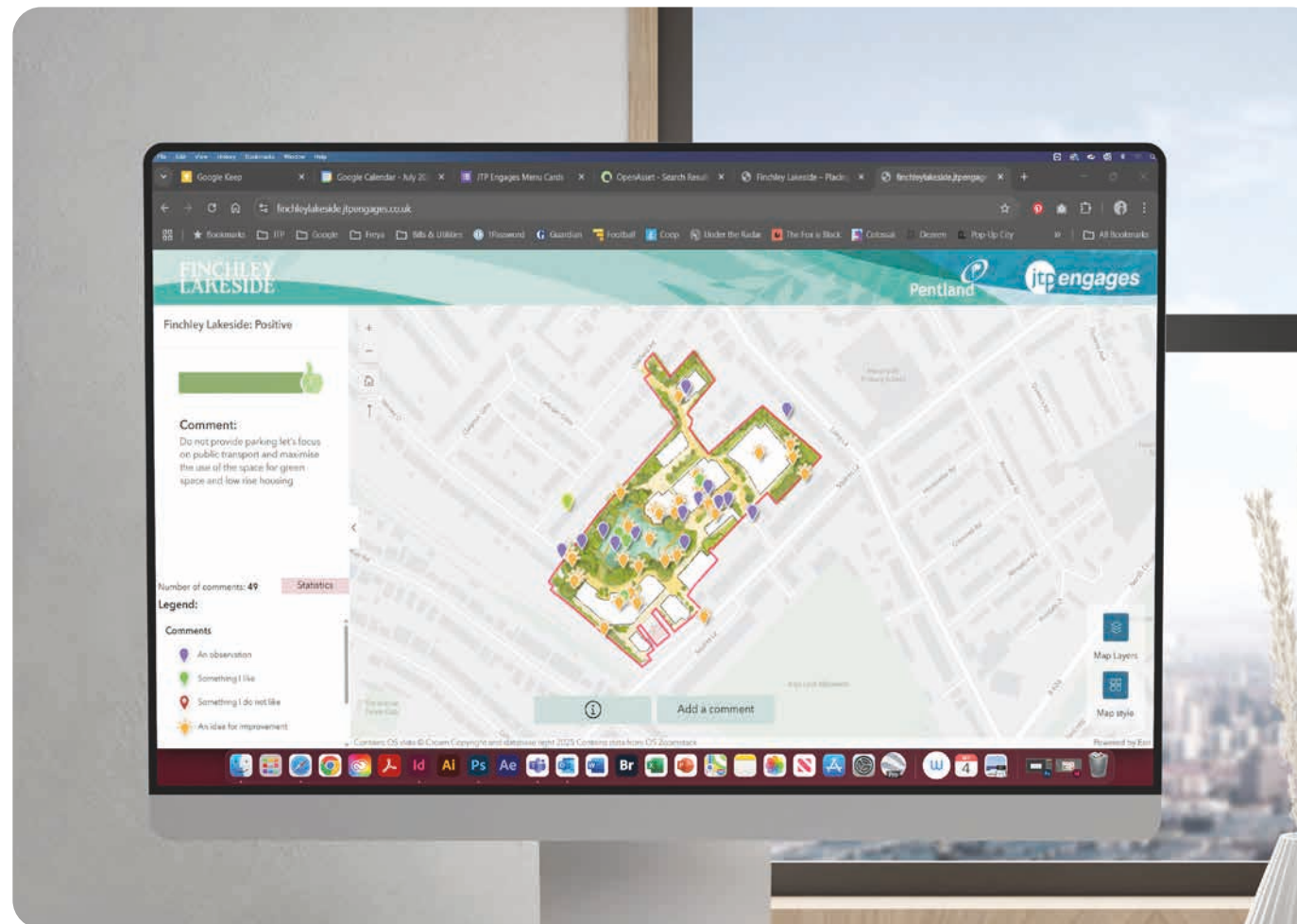
Engagement Approach Techniques

Stakeholders:

- Presentations and Q&A
- Workshops
- Site walkabout

Community:

- Website and interactive map
- Social media
- Exhibition



WORKSHOP

Discussion and Feedback