

# East Kettering Liaison Forum

## Project Update

19<sup>th</sup> June 2014

Adrian Arnold KBC

# General Project Update

- ◆ Timeline for Delivery
  - ◆ Project Plan, Route Map and Timeline
  
- ◆ Planning Applications
  - ◆ Primary School (PS4)
  - ◆ Variation of Condition Application Tranche 2 (Alledge Brook)
  - ◆ Hallam Variation of Condition Application
  - ◆ Pre-Commencement Conditions
  - ◆ Residential Applications – Hallam, Taylor Wimpey, Persimmon
  
- ◆ Infrastructure Update
  - ◆ Infrastructure Overview
  - ◆ Highway Works and Start Times
  - ◆ J10/10A Business Case
  - ◆ Weekley/Warkton Avenue

# Timeline for Delivery

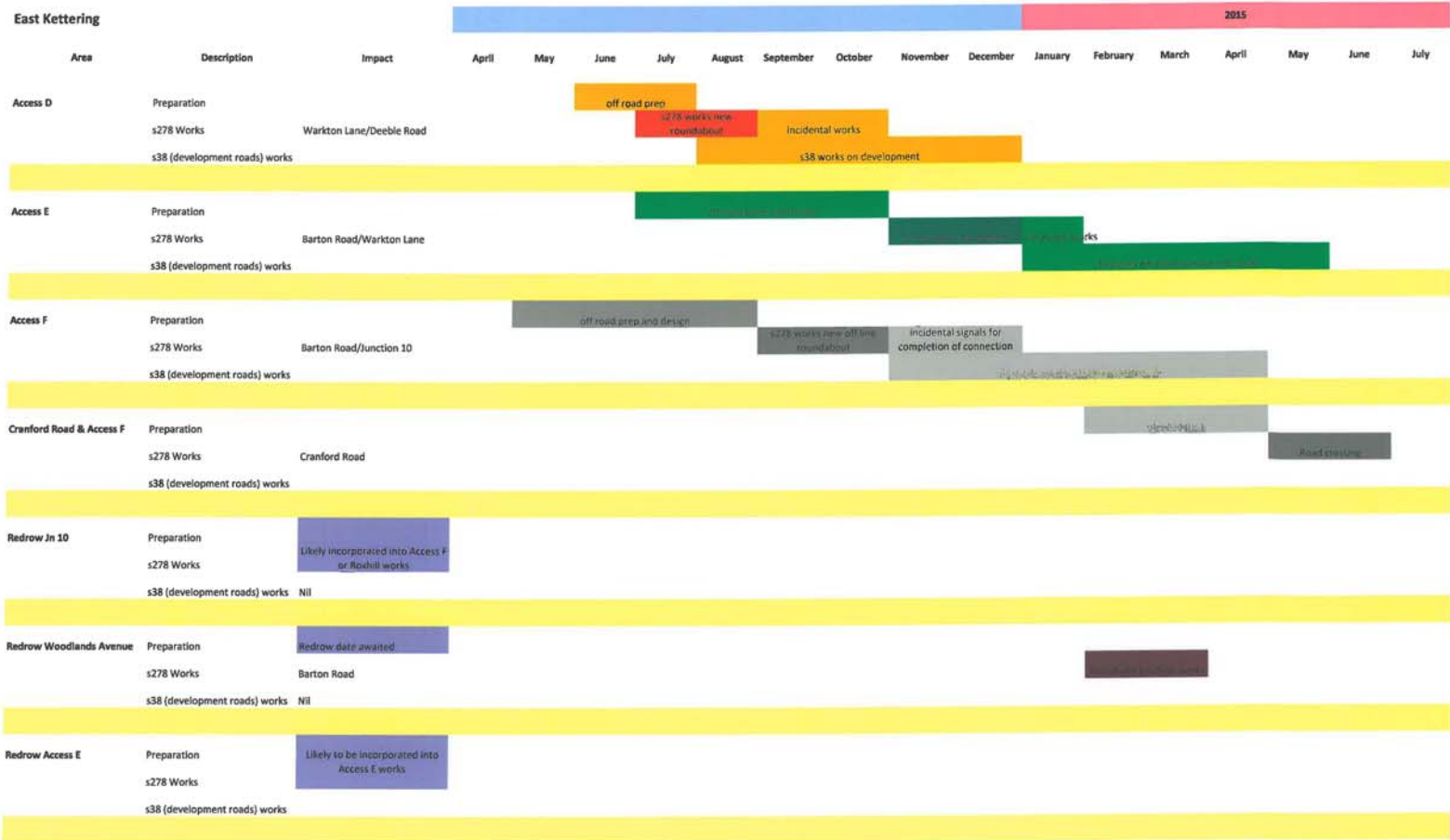
- ◆ Committee Programme – July 8<sup>th</sup> & 23<sup>rd</sup>, September 4<sup>th</sup> & 9<sup>th</sup>, October 7<sup>th</sup> & 14<sup>th</sup>
- ◆ Updated Timeline – KBC
- ◆ Project Plan / Route Map – ABL

East Kettering	Work-stream	Description	April	May	June	July	August	September	October	November	December		
<b>Planning</b>													
		1106 (Haltam, Taylor Whimpey & Perummon)	complete 1106 with TW, Haltam & Perummon (ABL signed 09/13)			target to conclude							
		Final pre development conditions				all pre development conditions discharged							
		Specific detailed condition discharge pre development	by house builder on individual parcels										
	F	RMA (Infrastructure) Access D		RMA and ADC approved	see delivery								
	A	RMA (I) attenuation for 1st dwellings		RMA approved	see delivery								
		RMA (I) Access F plus 500m road			see delivery								
		RMA (I) road from central park to school (A Cranford Rd to school)								delivery May to June & July to September 2013			
	C	RMA Access F plus 1,000m road		RMA and ADC approved	see delivery								
	D	RMA (I) PS4 (first primary school)	RMA submission	consultation		committee 23 July	see delivery						
	F	RMA PW (By AWS1)	Reservators & design tendering			Design	planning submissions		committee	see delivery			
	F	RMA DWH/Barratt (R7, R9, R10)		RMA approved	see delivery								
	G	RMA Perummon (R23 & R26)			detailed layout			committee date??	delivery				
	H	RMA TW (R19)	detailed application		RMA submission		RMA committee??	Land drawdown					
	J	RMA ABL (R20, R24, R3, DC2)					delivery						
<b>Delivery</b>													
	A	Attenuation Basin	Needs licence and removal		Prelim & prep	1304 Tech approval and agreement		01/09/14 contract commence 15 weeks	surface water solution available 30/10/14				
		Access E and 500 m road											
		350 m road through to Central Bowl											
		Central Bowl to school											
	C	Access F and 300 m road		Prelim & prep	30/06/14	1/7/13/18	tech approval	Access F works	R24 works	R3 access			
		rest 600m road											
		Cranford Rd to school											
	D	School PS4	school package tendered		tender return 21 July		tender comparison & pre contract period		Construction of PS4 school and playing fields				
	F	Foul Water strategic sol'n											
		Access D and roads											
	J	DWH house building											
	G, H & J	Other house builders commence											
		Potential Perummon start											
<b>Next stages</b>													
	K	District Centre	Branding									marketing of DC	
	L												
	M												
<b>Prime Loan Funding</b>													
	F	SEMLEP	infrastructure contract agreed with HCA				HCA SEMLEP for Access F works						
	F	NIP	HCA and infrastructure contract agreed with NIP										
		HCA LSP											
	D	HCA LIF school	infrastructure contract agreed with HCA										
	A&B	HCA LIF non school	infrastructure contract agreed with HCA				works pending for Attenuation/500m Access E and road to Central Bowl						
<b>NOTES:</b>													
Highways corridors													
Barton Road Access F													
Barton Road Access E													

East Kettering		2015											
Work-stream	Description	January	February	March	April	May	June	July	August	September	October	November	December
<b>Planning</b>													
	1106 (Hillam, Taylor Wimpey & Persimmon)												
	Final pre development conditions												
	Specific detailed condition discharge pre development												
I	RMA (Infrastructure) Access D												
A	RMA (I) attenuation for 1st dwellings												
	RMA (I) Access E plus 500m road												
	RMA (I) road from central park to school (B Cranford Rd to school)												
C	RMA Access F plus 1,000m road												
D	RMA (I) PS4 (first primary school)												
I	RMA FW (By AWSL)												
F	RMA DWH/Barratt (R7, R9, R10)												
G	RMA Persimmon/R23 & R24												
H	RMA TW (R19)		delivery										
J	RMA ABL (R20, R24, E3, DC2)												
<b>Delivery</b>													
A	Attenuation Basin												
	Access E and 500 m road		delivery										
	250 m road through to Central Bowl						delivery						
	Central Bowl to school									delivery			
C	Access F and 900 m road	delivery											
C	next 600m road					R23 access			delivery				
	Cranford Rd to school							cranked Rd to school		Link road completed			
D	School PS4							contingency period	snagging	PS 4 available for C1/09/15			
E	Foul Water strategic so'n												
F	Access D and roads												
I	DWH house building	attenuation available	occupation										
G, H & J	Other house builders commence	Potential TW start		Potential R24 start									
<b>Next Stages</b>													
K	District Centre		legals			DC2 access			DC2 delivery				delivery to benefit from R
K			RMA DC2 pt			committed 07/11							
I							marketing private health and care at DC1 with benefit of link access			legals			
I								RMA DC 1 or 2 pt		commence			
<b>Current Prime Loans Funding</b>													
K	SEMLEP												
C	NEP	draw NEP for southern road works in conjunction with SEMLEP funded roads of Access F											
C	HCA LSIP							draw LSIP to deliver road network/capital cost B school					
D	HCA LIF school				draw for school								
A/B	HCA LIF non school												
<b>NOTES:</b>													
	Highways corridors												
	Barton Road Access F												
	Barton Road Access E												

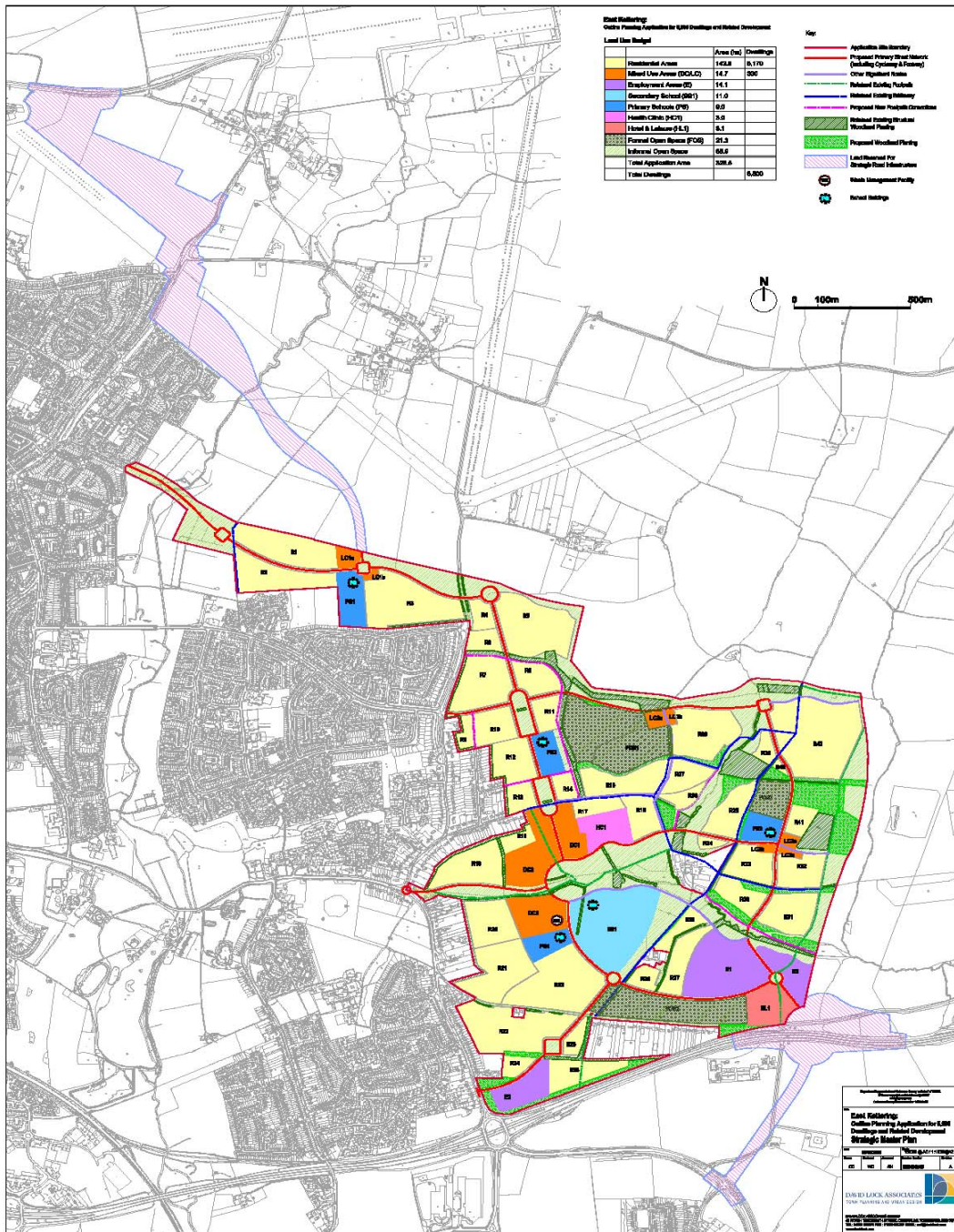
**Highways Corridors to East of Kettering**

**East Kettering**

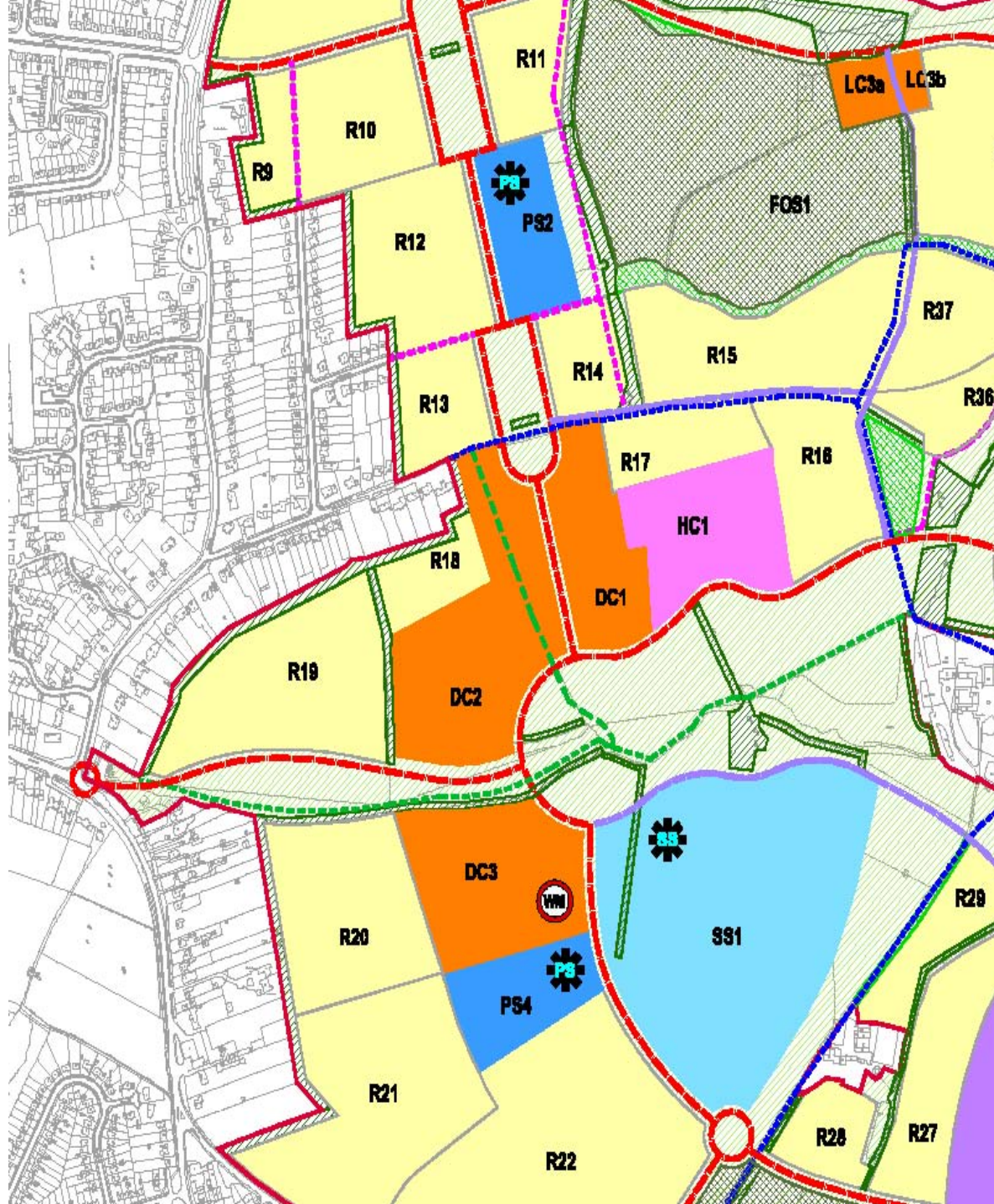


# Planning Applications: Primary School

- ◆ Aim to open for Sept 2015 – earlier than required.
- ◆ Funded time limited – concentrated delivery period, funding has to be spent/committed by March 2015
- ◆ Brings forward other parcels close to District Centre.
- ◆ Enables the link up of roads through to the site to take place earlier.
- ◆ A primary school will still be delivered early.
- ◆ Safe routes to school will still apply.









**1. Proposed Site Plan**  
1 : 500@A1

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Rev	Date	Drawn	Check	Description
F	02.05.14	BFLA	CC	Drawing Notice Amended
E	23.05.14	BFLA	CC	Minor Updates for Planning
D	22.05.14	BFLA	CC	Car Park Access & Contractors Compound Updated
C	21.05.14	BFLA	CC	Car Park & Drop Off Update
B	10.04.14	BFLA	TGL	General plan and external layout update Limited following RCO meeting
A	03.04.14	BFLA	TGL	Limited following RCO meeting

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Email: gss@gssarch.co.uk, Web: www.gssarch.co.uk

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- Grassed areas
- Landscaped / Planted Areas
- Habitat Areas
- Proposed Trees
- Paving
- Tarmac Surface
- Maintenance Access Path
- Timber post and galvanneal rail fence
- Proposed Levels

**Project Title:**  
New ZPE Primary School (PSA)  
East Kettering

**Client:**  
Alledge Brook LLP

**Drawing Title:**  
Proposed Site Plan

**File Number:** SK0248

**Drawn By:** BFLA

**Checked By:** TGL

**Scale@A1:** 1 : 500 **Date:** 31.03.14

**Dwg No:** (SK)02 **Rev:** F



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Rev	Date	Drawn	Check	Description
E	22.06.14	BFLA	CC	Drawing Notes Amended
D	22.06.14	BFLA	CC	Car Park Access & Contractors Compound Updated
C	28.04.14	BFLA	CC	Supplier tier add, concrete updated
B	10.04.14	BFLA	TGL	Concrete plan and external layout updates
A	03.04.14	BFLA	TGL	Updated following HSC meeting

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EDGE OF AREA FOR USE AS CONTRACTORS COMPOUND & LATER FOR TEMPORARY PARKING - SEE (SK)02

<b>Project Title:</b>	New 2FE Primary School (PS4) East Kettering
<b>Client:</b>	Atledge Brook LLP
<b>Drawing Title:</b>	Proposed Ground Floor Plan
<b>File Number:</b>	SK2048
<b>Drawn By:</b>	BFLA
<b>Checked By:</b>	TGL
<b>Scale:</b>	A1: As indicated Date: 28.03.14
<b>Dwg No:</b>	(SK01) Rev: E

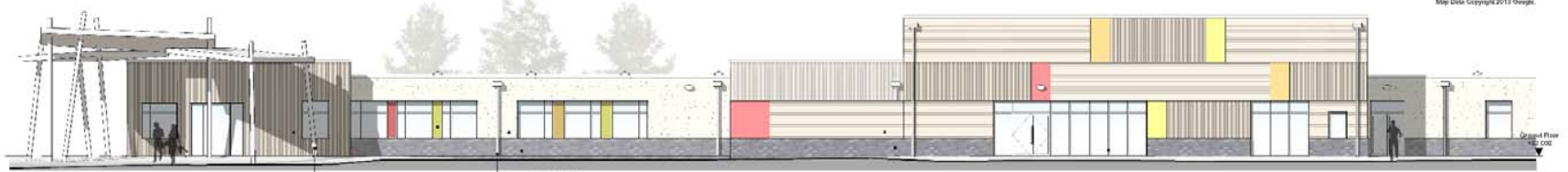
**Kettering**  
 Borough Council

**1. Proposed Ground Floor**  
 1 : 200@A1

Total GIFA = 2200sqm

All trees and shrubs to be in accordance with the approved Design Code and NCC prohibited plant list

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**1. PROPOSED NORTH ELEVATION**  
 1 : 100@A1

- Painted Columns
- Timber Cladding
- Blue Brick
- Off white render
- Galvanised rainwater goods
- Coloured infill panels
- Blue brick
- Timber cladding
- Aluminium PPC windows

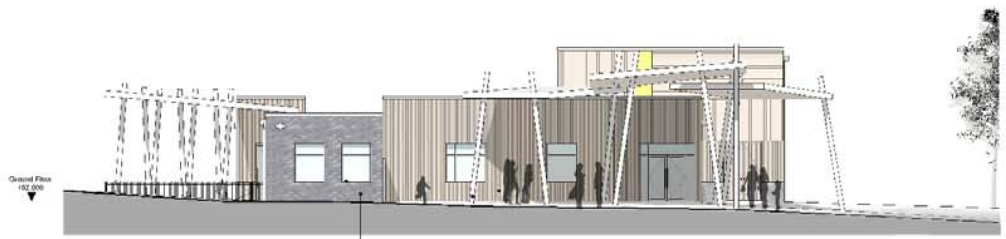


**2. PROPOSED NORTH WEST ELEVATION**  
 1 : 100@A1

- Aluminium PPC windows
- Primary Secure line - 2m mesh welded panel fence
- Blue Brick
- Off white render
- Timber Cladding
- Galvanised rainwater goods

C 02.06.14 BFLA CC View stage updated for planning  
 B 23.05.14 BFLA CC Key Plan updated  
 A 15.05.14 BFLA CC Updated Planning Cabinet version & design team discussion  
 Rev. Date: Date: Check: Description:

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 Job No: 278/20/263/1/rev: 04/02/13/01



**3. PROPOSED EAST ELEVATION**  
 1 : 100@A1

- Blue Brick
- Aluminium PPC window
- Timber Cladding
- Painted columns



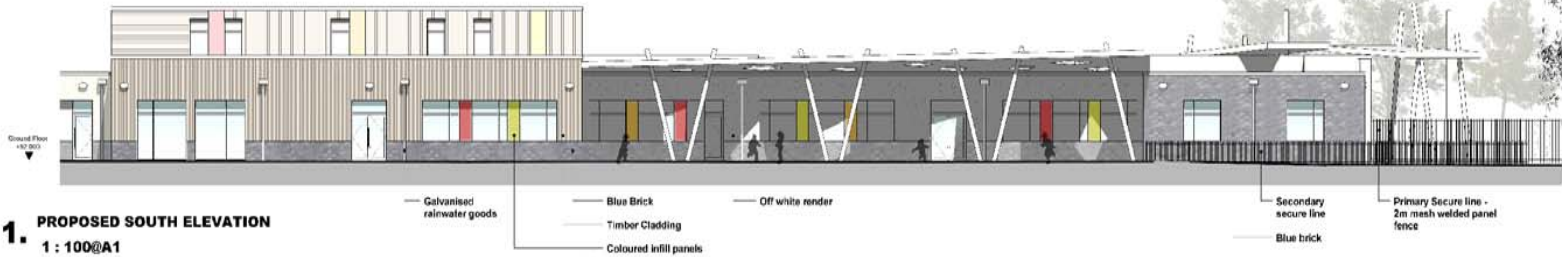
**Project Title:**  
 New ZFE Primary School (PS4)  
 East Kettering

**Clients:**  
 Aldesly Brook LLP

**Drawing Title:**  
 Proposed Elevations  
 Sheet 1 of 2

**File Number:** 50/248  
**Drawn By:** BFLA  
**Checked By:** CC  
**Scale@A1:** As indicated  
**Date:** 28.04.14  
**Dwg No:** (S)04 **Rev:** C

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 Checked: CC  
 Date: 15.05.14  
 Scale: 1:100 @ A1  
 Map Data Copyright 2013 Google



**1. PROPOSED SOUTH ELEVATION**  
 1 : 100@A1



**2. PROPOSED SOUTH ELEVATION cont...**  
 1 : 100@A1



C 02.06.14 BFLA CC View depth updated for planning  
 B 23.05.14 BFLA CC Key Plans updated  
 A 15.05.14 BFLA CC Updated following Client issues & design team discussion

Rev. Date: Drawn: Check: Designer:

**GSSARCHITECTURE**

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WWW.GSSARCHITECTURE.COM



**3. PROPOSED SOUTH WEST ELEVATION**  
 1 : 100@A1



**4. Indicative Cross Section**  
 1 : 100@A1

**Project Title:**  
 New OFE Primary School (PS4)  
 Eick, Kettering

**Client:**  
 Allotage Brook LLP

**Drawing Title:**  
 Propose Elevations  
 Sheet 2 of 2

**File Number:** SD0248

**Drawn By:** BFLA

**Checked By:** CC

**Scale:** A1

**All Issued Dates:** 30.04.14

**Draw No:** (SH05) **Rev:** C



3D View 1 rev A

PS4 – NEW 2FE PRIMARY SCHOOL

GSSARCHITECTURE

**Kettering**  
*Borough Council*

# Variation of Condition Application 2 (VOC2)

- ◆ This VOC2 seeks to:
  - ◆ Vary the Strategic Master Plan, Phasing Plans and Land Use Schedule
  - ◆ Amend the phased approach from 3 Phases of development to 2 Phases
  - ◆ Amend the trigger point from 1750 to 2700 dwellings for the conditions requiring highway improvements at junctions 10 and 10A
  - ◆ Amend the 300 review trigger to 375

# Hallam Variation of Condition

- ◆ Condition 18 – Code for Sustainable Homes
- ◆ Condition 19 – Lifetime Homes
- ◆ Condition 22 – Interim Design Stage Assessment Cert.
- ◆ Condition 42 – Access to A14 (300)
- ◆ Condition 45 – Removal of road improvements (c)  
Deeble Road/Windmill Ave : now covered by Hallam  
draft S106



# Pre-Commencement Conditions

- ◆ Strategic Landscaping – awaiting additional information
- ◆ Ecological Management Plan – approved (SUDS/Road)
- ◆ Prior to development of parcel – to be submitted by Alledge Brook or individual house builders.

# Residential Applications

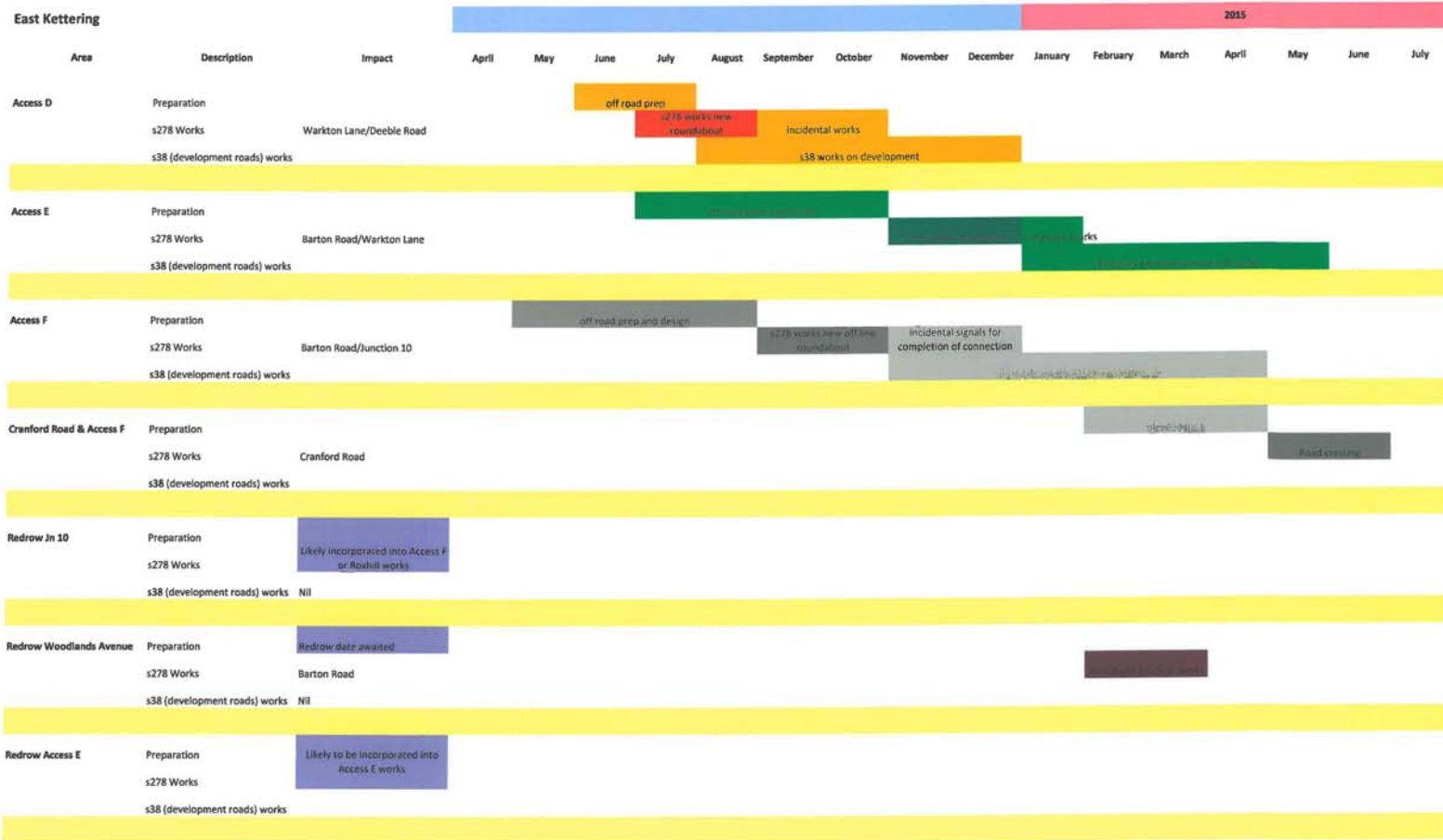
- ◆ David Wilson Homes/Barratts (parcels R7, R9 and R10 accessed off Deeble Road/Warkton Lane Junction)
  - ◆ Hallam S106 – final draft
  - ◆ Pre-commencement and reserved matters conditions currently being looked at by DWH
  - ◆ Start on site anticipated Summer 2014
  
- ◆ Taylor Wimpey (parcel R19 accessed off Barton Road/Warkton Lane Junction)
  - ◆ Current Full Application is to be changed to a Reserved Matters
  - ◆ Due in end of June – possible committee September/October
  
- ◆ Persimmon (parcels R23 and R26 - site is located south of Cranford Road).
  - ◆ On-going discussions regarding layout and house types
  - ◆ Removal of balancing pond
  - ◆ Increase in no. of units to 320 from 308

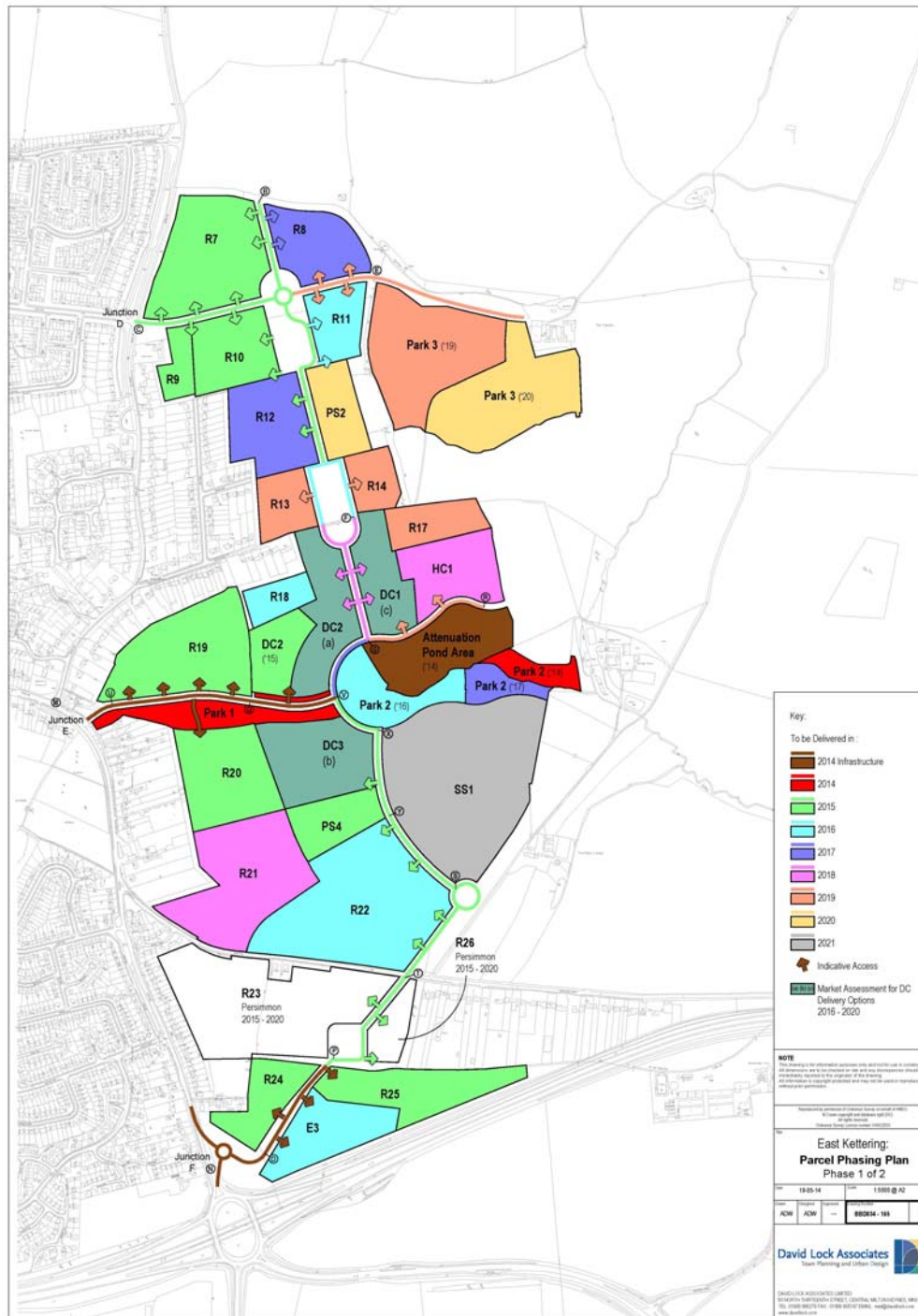
# Infrastructure

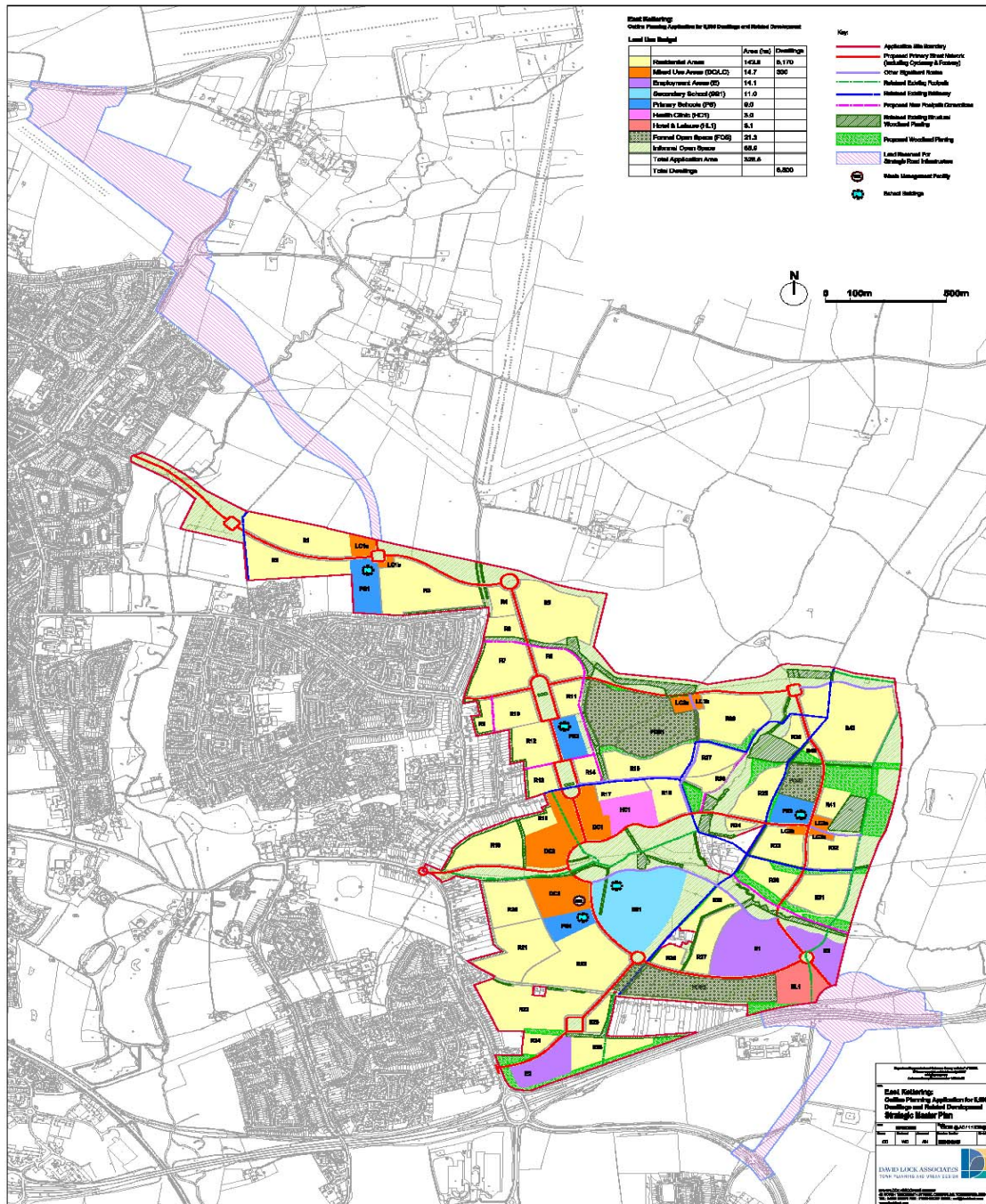
- ◆ Infrastructure Overview
- ◆ Highway Works and Start Times
- ◆ Junction 10/10a Business Case
- ◆ Weekley Warkton Avenue
- ◆ Roxhill – possible committee 23<sup>rd</sup> July

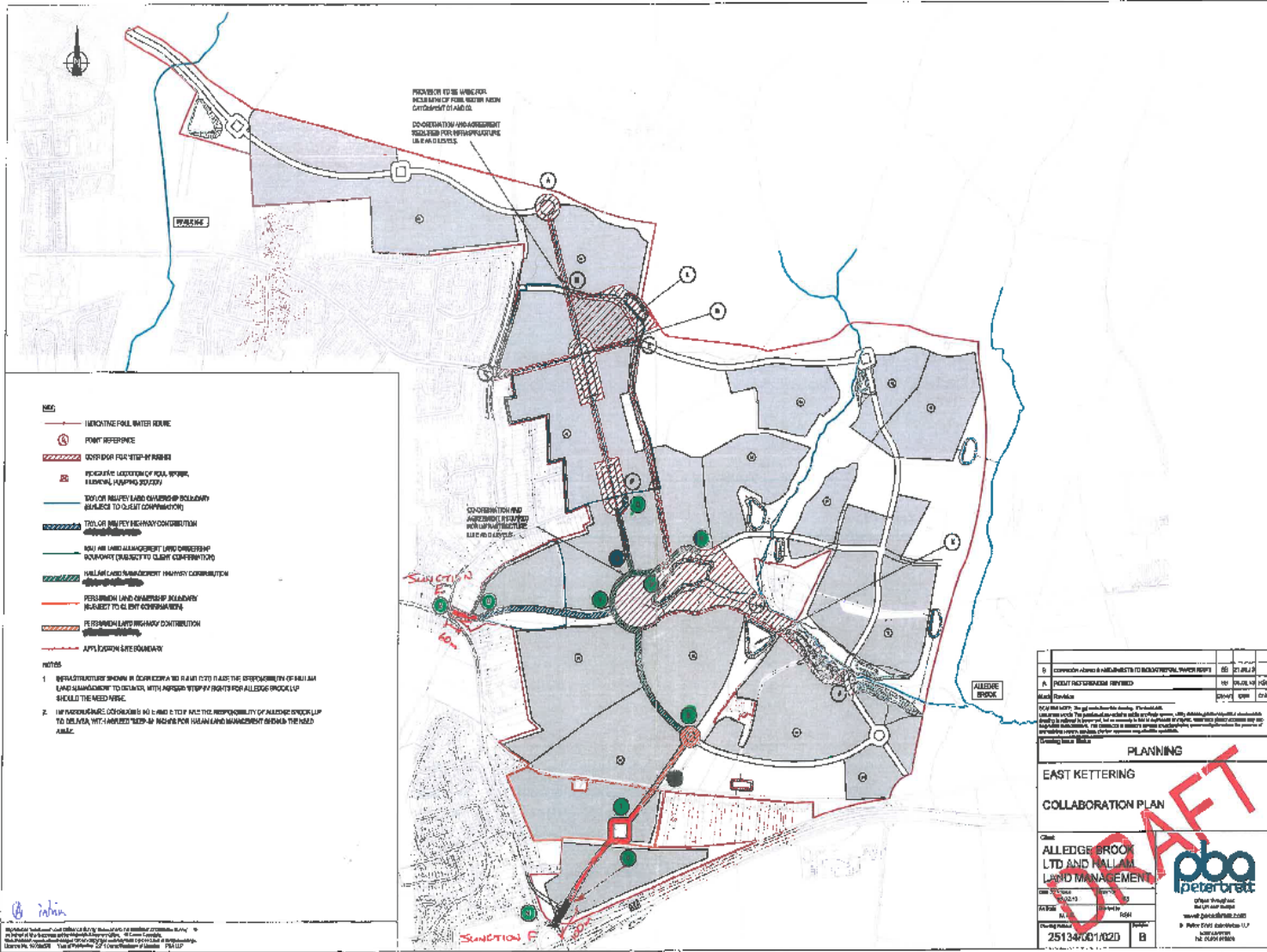
**Highways Corridors to East of Kettering**

**East Kettering**









**LEGEND**

- MONITORING POINT WATER RESERVE
- P POINT REFERENCE
- CONTRIBUTOR FULFILLMENT
- PERFORMANCE LAND OWNERSHIP
- PERFORMANCE LANDSHARED CONTRIBUTION
- PERFORMANCE LANDSHARED CONTRIBUTION
- PERFORMANCE LANDSHARED CONTRIBUTION
- PERFORMANCE LANDSHARED CONTRIBUTION
- PERFORMANCE LANDSHARED CONTRIBUTION
- PERFORMANCE LANDSHARED CONTRIBUTION

**NOTES**

1. INFRASTRUCTURE SHOWN IN BLUE COLOUR IS TO BE PROVIDED BY ALLIAN LAND MANAGEMENT TO DELIVER WITH AGRICULTURE WITHIN THE ALLIED BROOK LIP SCHEDULED THE NEED FOR.
2. INFRASTRUCTURE SHOWN IN RED COLOUR IS TO BE PROVIDED BY ALLIED BROOK LIP TO DELIVER WITH AGRICULTURE WITHIN THE ALLIED BROOK LIP SCHEDULED THE NEED FOR.

*B. John*

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0	CONNECTIONS AND INFRASTRUCTURE TO BACKSTOP POWER SUPPLY	05	01 JUL 20
A	PLANNING FACTORS REVIEWED	06	01 JUL 20
1	PLANNING FACTORS REVIEWED	07	01 JUL 20
2	PLANNING FACTORS REVIEWED	08	01 JUL 20
3	PLANNING FACTORS REVIEWED	09	01 JUL 20
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94	PLANNING FACTORS REVIEWED	100	01 JUL 20

**PLANNING**

**EAST KETTERING**

**COLLABORATION PLAN**

Client: **ALLIED BROOK LTD AND HALLAM LAND MANAGEMENT**

Site: **ALLIED BROOK**

Date: **01 JUL 20**

Scale: **1:1000**

Drawn: **PH**

Checked: **PH**

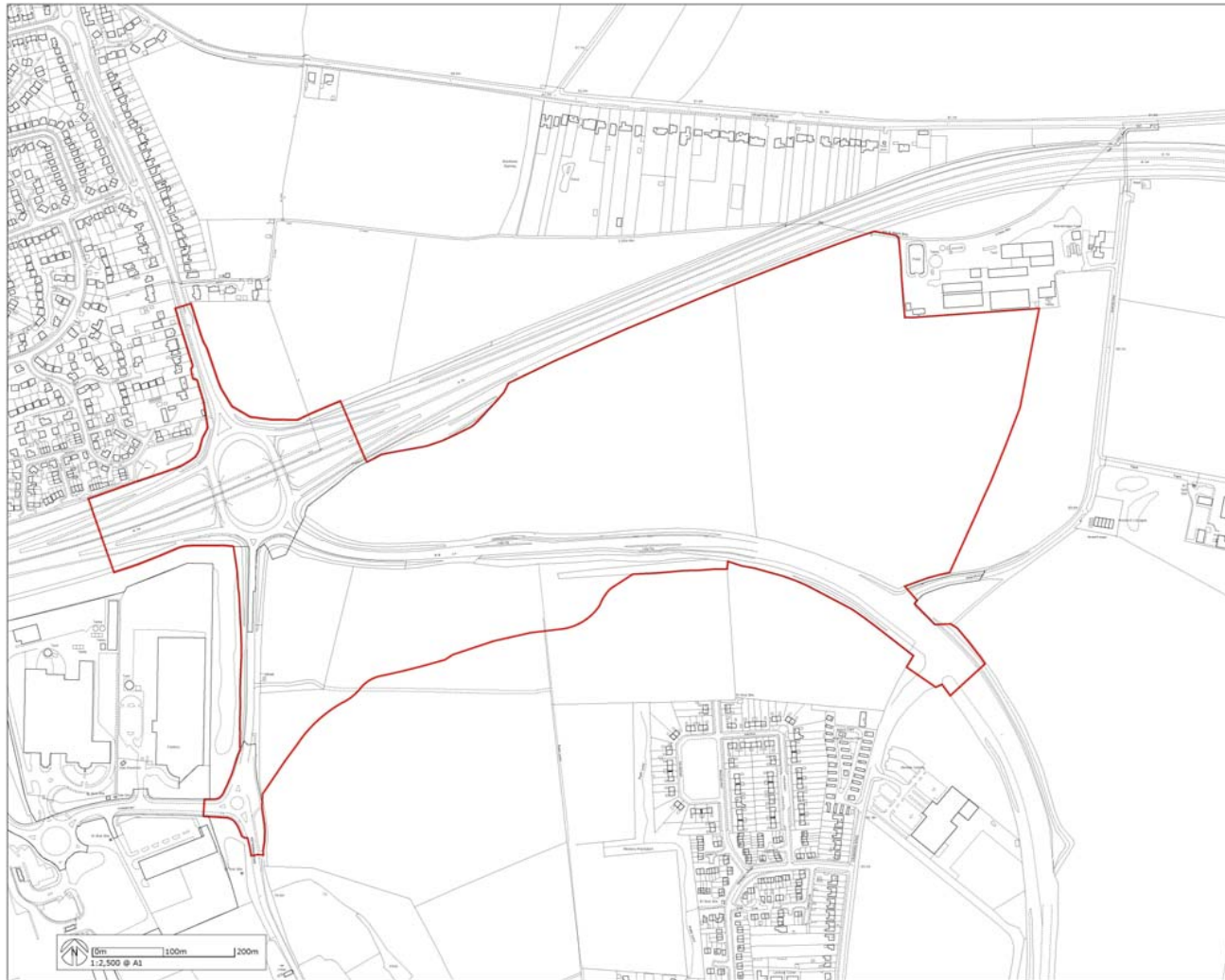
Project No: **25134/001/02D**

Sheet: **B**

**dba peterbrett**

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# Roxhill Site Plan



**Map**  
 Planning boundary  
 (40.294/13.7 acres)

**Notes**  
 Ordnance survey source number 100020491

**Revision**

A	17
B	Red line boundary amended.
C	Red line boundary amended.
D	The block subdivided.
E	Red line amended. Area added in blue.
F	Red line amended. Area added in blue.
G	Red line amended. Area added in blue.
H	Red line amended. Area added in blue.
I	Red line amended. Area added in blue.
J	Red line amended. Area added in blue.
K	Red line amended. Area added in blue.
L	Red line amended. Area added in blue.
M	Red line amended. Area added in blue.
N	Red line amended. Area added in blue.
O	Red line amended. Area added in blue.
P	Red line amended. Area added in blue.
Q	Red line amended. Area added in blue.
R	Red line amended. Area added in blue.
S	Red line amended. Area added in blue.
T	Red line amended. Area added in blue.
U	Red line amended. Area added in blue.
V	Red line amended. Area added in blue.
W	Red line amended. Area added in blue.
X	Red line amended. Area added in blue.
Y	Red line amended. Area added in blue.
Z	Red line amended. Area added in blue.

Prepared by: Stephen George & Partners LLP  
 Date: 20.08.2013  
 Planning Application Issue

A14 Junction 10  
 Business Park



Stephen George & Partners LLP  
[www.sgeorge.co.uk](http://www.sgeorge.co.uk)  
 Application Boundary

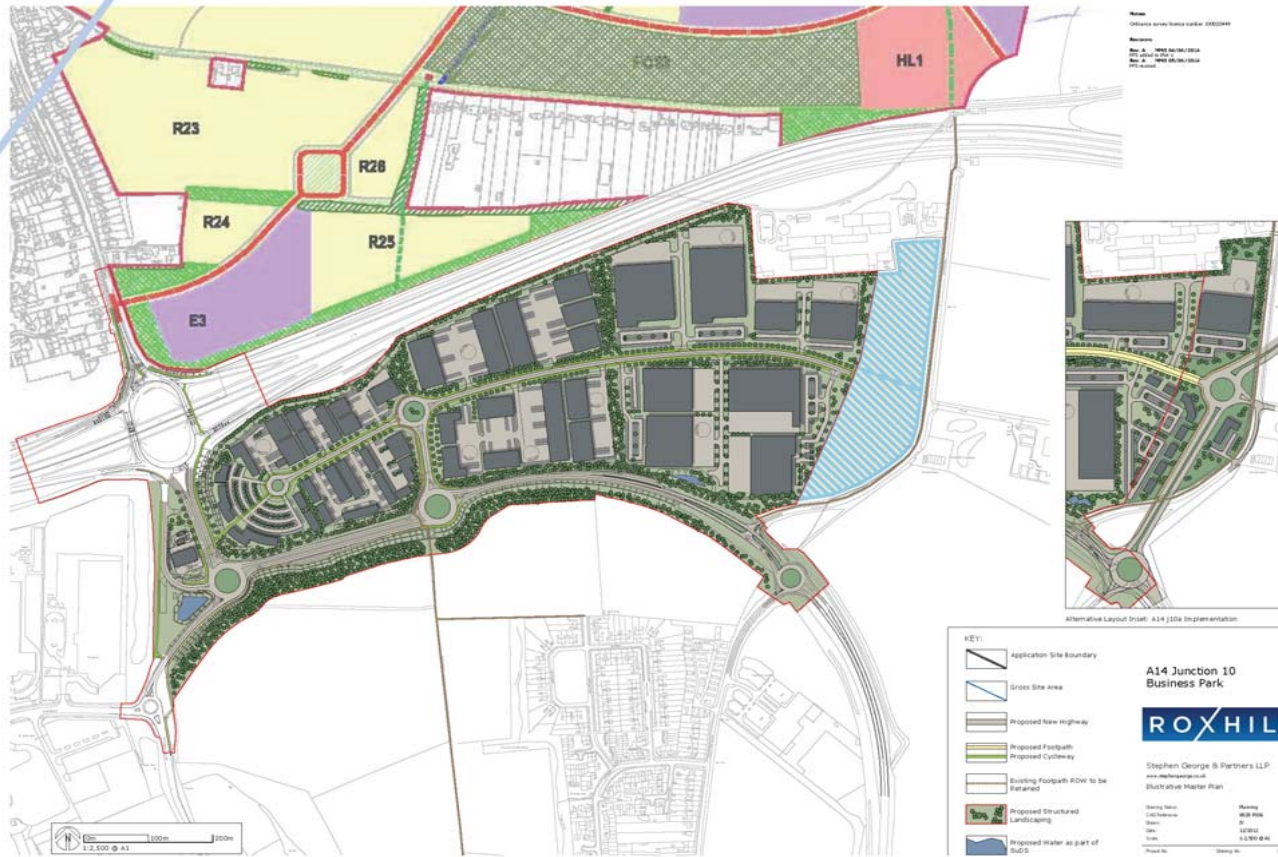
Drawing Status	Planning
Client Reference	ROXHILL
Date	20.08.2013
Scale	1:2,500 @ A1

Project No.	Drawing No.	Sheet
8828	0001	1



# Roxhill Masterplan

ROXHILL <sup>AT</sup> J10 Business Park • Kettering



Illustrative Masterplan

