

East Kettering Liaison Forum

General Project Update

4th December 2014

Adrian Arnold, Louise Jelley & Nicola Thompson KBC

General Project Update

- ◆ Timeline for delivery – Action Plan
 - ◆ Timeline
 - ◆ Route Map

- ◆ Planning Applications – General Update
 - ◆ Taylor Wimpey Residential application – KET/2013/0314 (Parcel R19)
 - ◆ Variation of Condition application – KET/2014/0604 (Code Levels for Sustainable Homes and Lifetime Home Standards)
 - ◆ Persimmon Residential application – KET/2013/0232 (Parcels R23 & R26)
 - ◆ Hallam Residential application – KET/2013/0213 (Parcels R7, R9 and R10)

- ◆ Infrastructure Update
 - ◆ Primary School
 - ◆ Highway Programme
 - ◆ Access E – Barton Road/Warkton Lane (traffic lights)
 - ◆ Access F – Jct 10 A14/Barton Road (interim roundabout and road)

- ◆ Major Infrastructure
 - ◆ Strategic Drainage
 - ◆ Jct 10a A14 Business Case
 - ◆ WeWa Link Road

Timeline for Delivery

Timeline and Route Map – Adrian Arnold

Planning Applications Update – Taylor Wimpey KET/2013/0314 (Parcel R19)

- ◆ Application for 167 dwellings and associated works.
- ◆ A design meeting was held in October – amendments to be submitted imminently on the layout, location of affordable housing and some design alterations to house types and garages.
- ◆ Issues relating to drainage are currently being assessed. Local objections are being considered. The developer has been made aware of these.
- ◆ Reconsultation to be carried out once the amendments are submitted – likely to be Dec/Jan.

Site Layout Plan for parcel R19 (KET/2013/0314)



Barton Road, Barton Seagrave, Northamptonshire - Detail Layout Plan



Variation of Condition application – KET/2014/0604

- ◆ Application submitted by Taylor Wimpey.
- ◆ The application seeks to vary Condition 18 and 19 of outline planning permission for Parcel R19 only. Condition 18 relates to the Code Level for Sustainable Homes (currently requires all dwellings completed between 1 Jan 2013 to 31 Dec 2015 to achieve Code Level 4 and Code 6 thereafter).
- ◆ Condition 19 relates to the provision of lifetime homes standards (currently requires all properties to achieve this standard).

Variation of Condition application – KET/2014/0604

The applicant is proposing:

- ◆ Code Level 3 for all properties on parcel R19.
- ◆ 10% of properties (17 dwellings) on parcel R19 to be of Lifetime Homes standard..
- ◆ KBC has requested that standards are raised and are now awaiting further details on this application.
- ◆ Reconsultation to be carried out once this information is received.
- ◆ Target Committee – January/February 2015

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

- ◆ Persimmon (parcels R23 and R26 - site is located south of Cranford Road).
- ◆ On-going discussions regarding layout and house types; amendments to be submitted and re-consultation will be carried out.
- ◆ Looking to increase the number of units from 308 to 330.
- ◆ Removal of balancing pond.
- ◆ S106 negotiations ongoing between Persimmon and KBC.

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

- ◆ The Section 106 legal agreement is due to be signed, once this is complete, the decision notice for this development can be issued.
- ◆ The Section 278 highway works for Access D are complete and works due to start in the new year.
- ◆ A number of pre commencement conditions are due to be submitted and need to be approved by the local planning authority before development can commence on the site.

Infrastructure Update

- ◆ Update on:
 - ◆ Primary School
 - ◆ Highway Programme
 - ◆ Access E – Barton Road/Warkton Lane (traffic lights)
 - ◆ Access F – Jct 10 A14/Barton Road (interim roundabout and road)

Primary School Site

- ◆ All pre-commencement conditions have now been satisfied and development has commenced.
- ◆ Site clearance has started (off Cranford Road) and the temporary road is complete.
- ◆ Foundations for the school building is nearly complete.



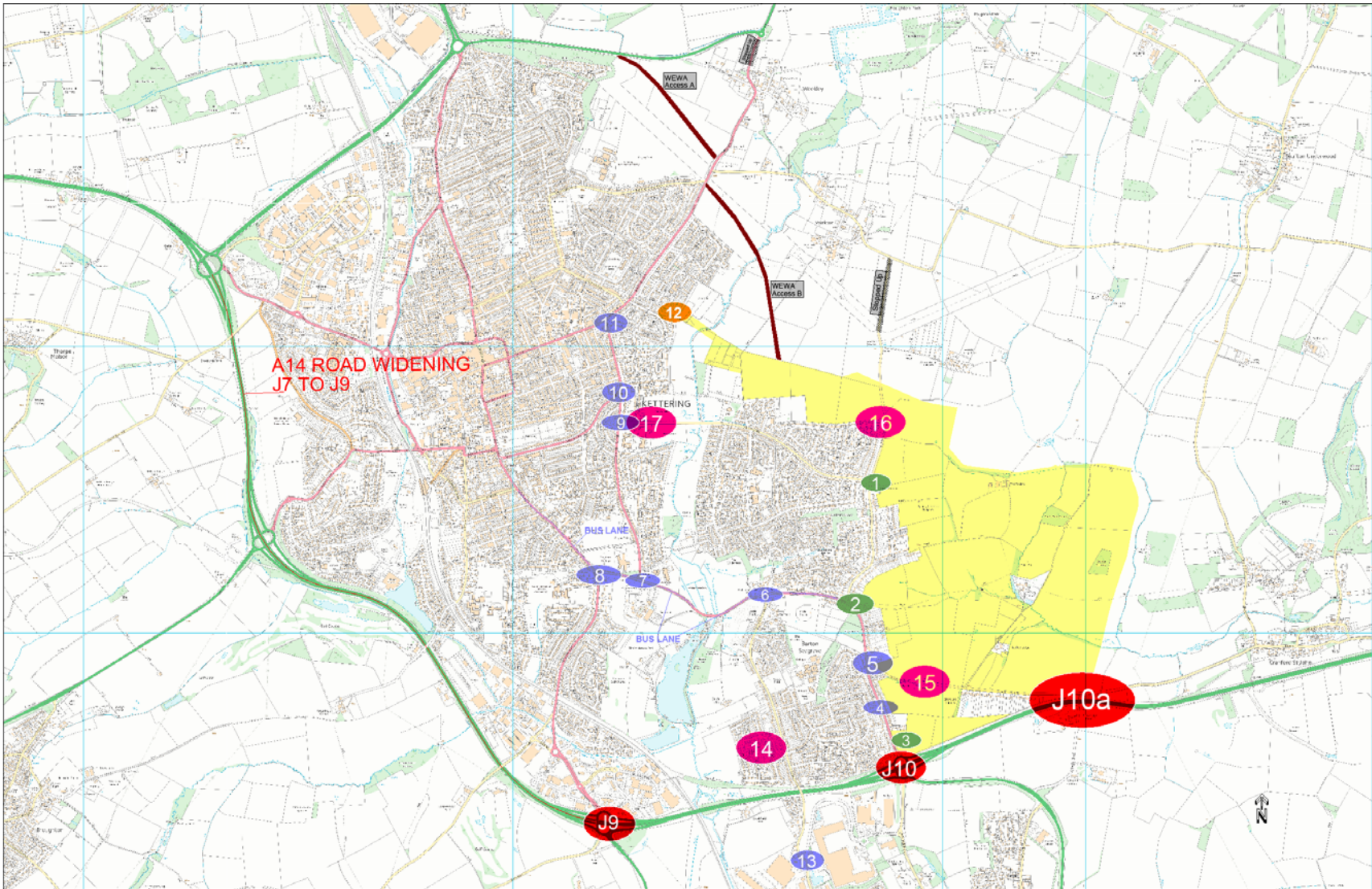
04/12/2014



04/12/2014

Highway Programme

- ◆ Access D
 - ◆ Roundabout - Technical approvals likely to be complete by December with works starting on site in January
- ◆ Access E
 - ◆ Double traffic light signals - Technical approvals likely to be complete by February with works starting on site in March
- ◆ Access F
 - ◆ Roundabout – Technical approvals in but not being progressed as priority is being given to Accesses D and E. Likely to commence Summer 2015.



Title: Kettering East off-site highways works - DRAFT

Date: 27:11:14

Drawn by: RJA

Scale: 1:12000

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Kettering
Borough Council

Kettering
Borough Council

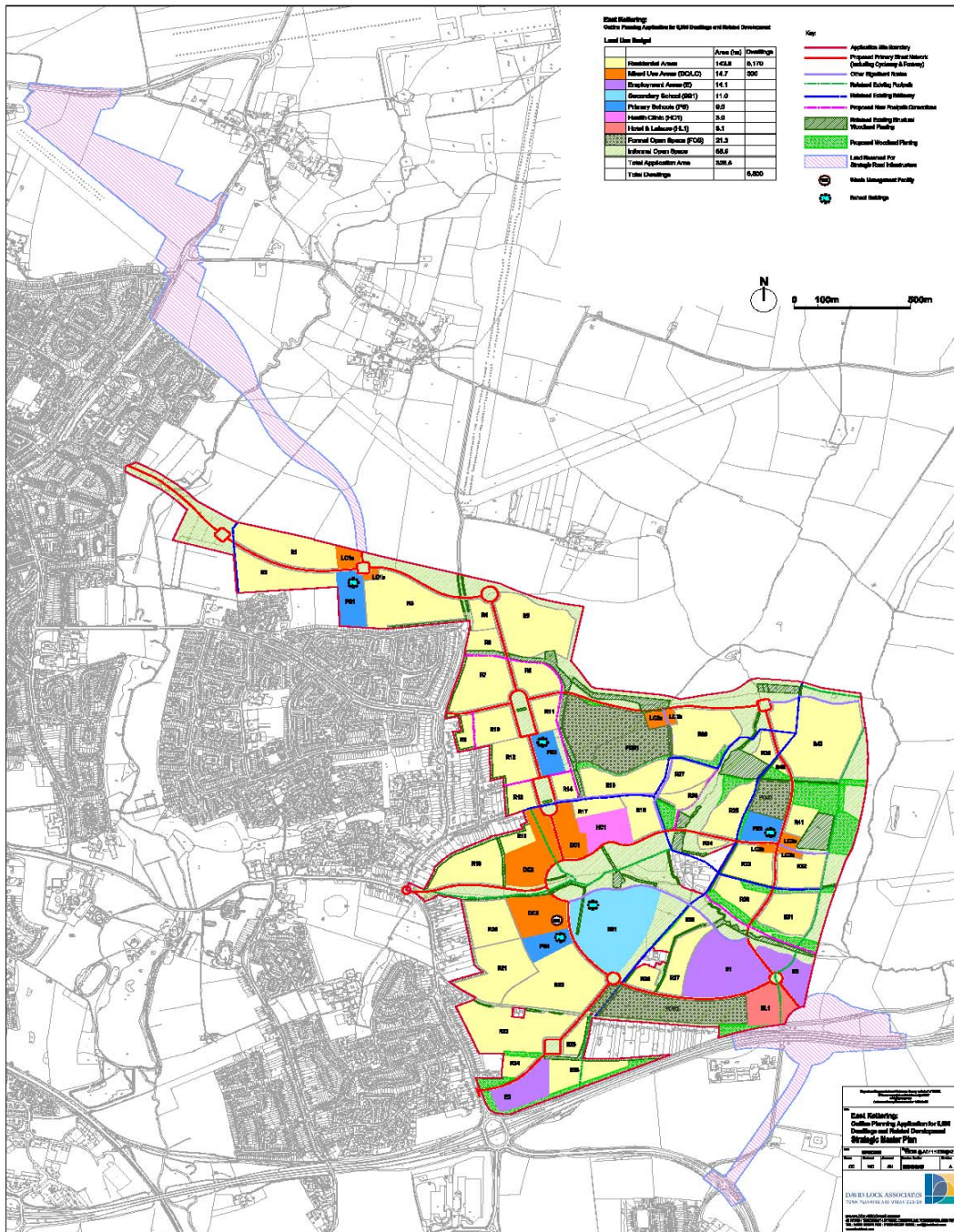
1	Junction of Deeble Road and Warkton Lane (Access D)
Details	Roundabout
Delivered through	Redrow – mini roundabout Kettering East – Roundabout
2	Junction of Barton Road and Warkton Lane (Access E)
Details	Double traffic light signals
Delivered through	Redrow – Single traffic light junction Kettering East – Double traffic light junction
3	Junction of Barton Road and Junction 10 of the A14 (Access F)
Details	Roundabout
Delivered through	Kettering East development
4	Junction of Barton Road and Woodlands Avenue
Details	Traffic lights
Delivered through	Redrow development
5	Junction of Barton Road and Cranford Road (Junction 'g')
Details	No works commissioned yet
Delivered through	Kettering East development
6	Junction of Barton Road and St Botolph's Road
Details	Traffic lights
Delivered through	Redrow development

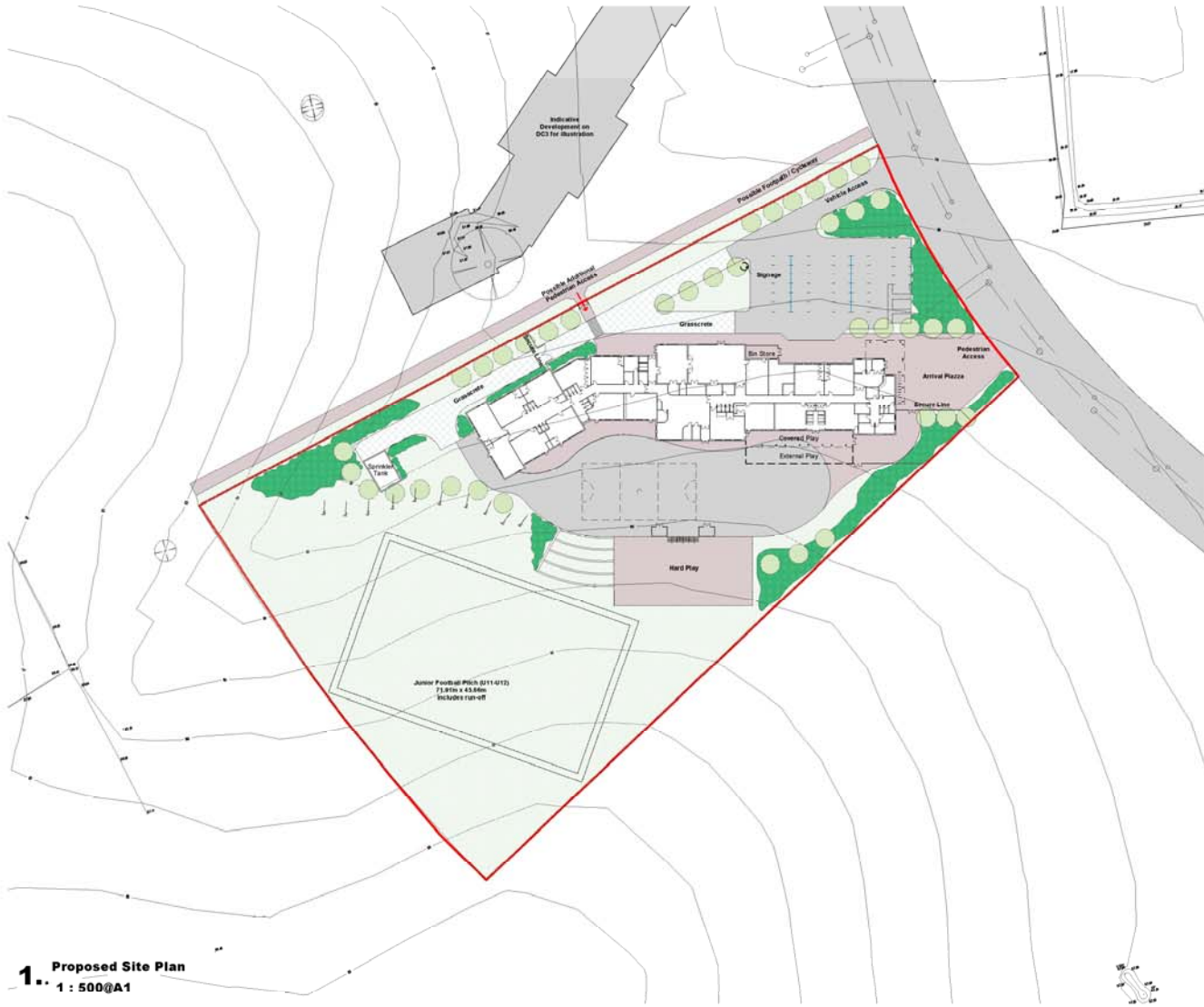
7	Junction of Barton Road and Windmill Avenue (Junction 'e')
Details	Currently undergoing design work
Delivered through	Kettering East development Redrow – HIST contributions
8	Junction of Barton Road, Pytchley Road and London Road (Junction 'd')
Details	Under consideration
Delivered through	Kettering East development Redrow – HIST contributions
9	Junction of Windmill Avenue and Deeble Road (Junction 'c')
Details	Roundabout improvements
Delivered through	Highways with monies from S106 agreement
10	Junction of Windmill Avenue and St Marys Road (Junction 'b')
Details	No works commissioned yet
Delivered through	Kettering East – Phase II of development
11	Junction of Windmill Avenue and Stamford Road (Junction 'a')
Details	No works commissioned yet
Delivered through	Kettering East – Phase II of development
12	Junction of Elizabeth Road, Margaret Road and Valley Walk (Access C)
Details	No works commissioned yet
Delivered through	Kettering East – Phase II of development

Major Infrastructure

- ◆ Strategic Drainage
- ◆ Jct 10a A14 Business Case
- ◆ WeWa Link Road

Public Question & Answer Session





1. Proposed Site Plan
1 : 500@A1

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B	10/04/14	BFLA	TGL	General plan and external layout updates
A	03/04/14	BFLA	TGL	Updated following KBC meeting
Rev	Date	Drawn	Check	Description

GSSARCHITECTURE
 11 HEAUCHES, WETTON ROAD, WETTON, LEICESTER, LE12 0JG
 Tel: 01530 811171 Fax: 01530 811128
 Email: gss@gsa.co.uk or info@gsa.co.uk
 www.gsa.co.uk



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PRELIMINARY ISSUE

Project Title:
 New OFE Primary School (PS4)
 East Kettering

Client:
 Aledge Brook LLP

Drawing Title:
 Proposed Site Plan

File Number: SCH248
Drawn By: BFLA
Checked By: TGL
Scale(s): 1 : 500 **Date:** 31.03.14
Dwg No.: (SK)02 **Rev.:** B



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GSSARCHITECTURE
 25 HILKESLEY LUTHERAN CHURCH, NEWBOLD, LEICESTERSHIRE LE12 5EG
 Tel: 01533 422222 Fax: 01533 422222
 Email: gss@gssarchitecture.co.uk Website: www.gssarchitecture.co.uk
 Boreas 2025 275 510 Heritage 21422 610 021

PRELIMINARY ISSUE

Project Title:
 New OFE Primary School (PS4)
 East Kettering

Client:
 Aledge Brook LLP

Drawing Title:
 Proposed Ground Floor Plan

File Number: SCH248
Drawn By: BFLA
Checked By: TGL
Scale(s): 1 : 200 **Date:** 26.05.14
Dwg No.: (SK01) **Rev:** B

1. Proposed Ground Floor
1 : 200@A1

Route Map showing relationship of elements, funding, procurement on delivery of East Kettering (Initial 2 years)

PROG: 10000000

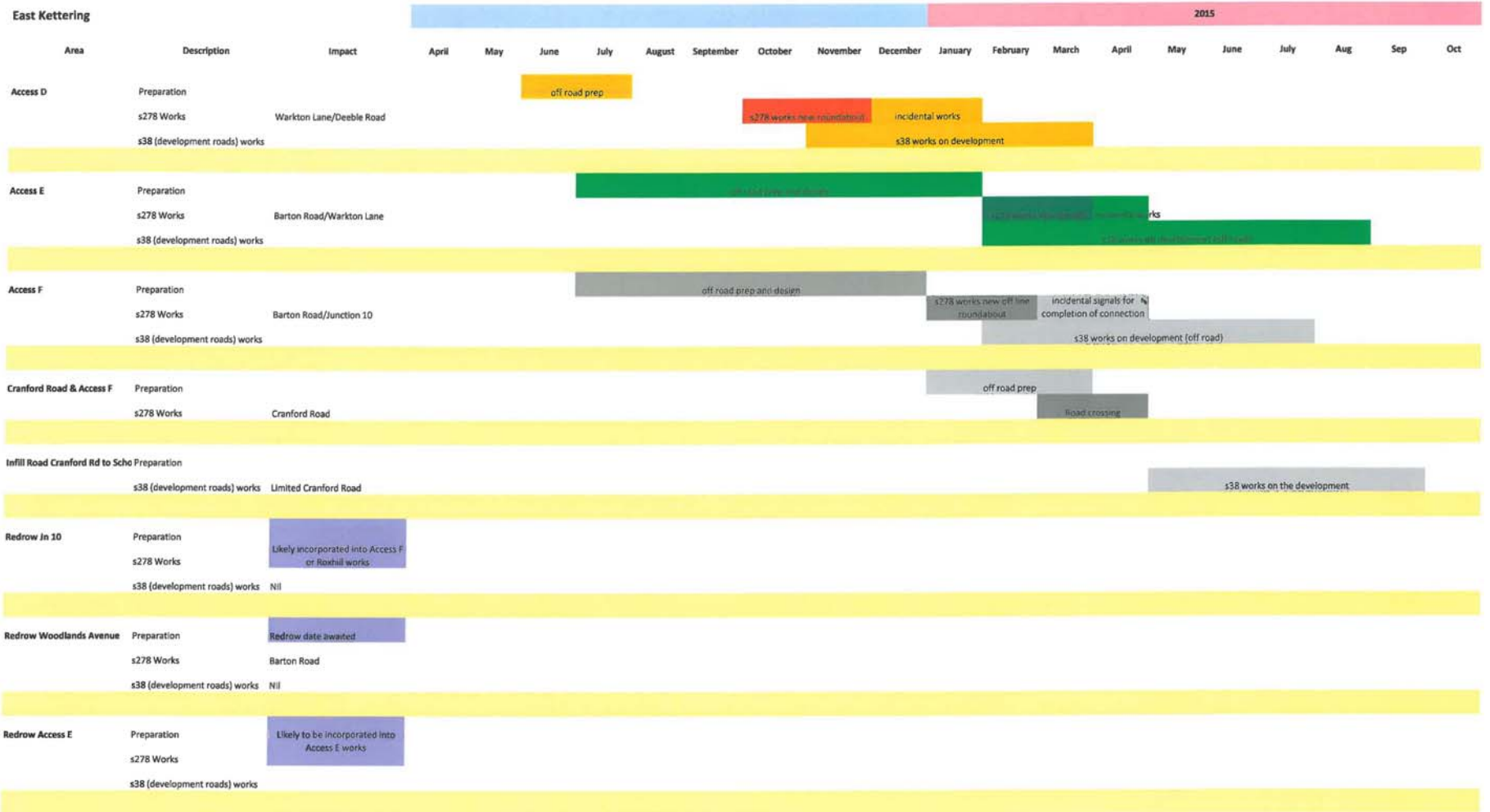
East Kettering		2015										
Work stream	Description	August	September	October	November	December	January	February	March	April	May	June
Planning	1006 (Hollum, Taylor Wimpsey & Pershomon)	ABI s106 complete s106 Hollum TW almost, Pershomon in discussion			target to conclude							
	Final pre development conditions	all pre development conditions discharged			By house holder on individual parcels							
	Specific detailed condition discharge pre development											
F	RMA (infrastructure) Access D		RMA/land ACC agreement	see delivery								
A	RMA (1) sitenation for 1st dwellings		RMA agreement	see delivery								
	RMA (1) Access E plus 500m road		RMA agreement	see delivery								
	RMA (1) road from central park to school (K Cranford Rd to school)						delivery May to June & July to September 2015					
C	RMA Access F plus 1,000m road		RMA/land ACC agreement	see delivery								
D	RMA (1) PS4 (first primary school)		Consultation to 2nd October	see delivery								
B	RMA FW (By AHS)		Design completion	planning submission	comm files	see delivery						
J	RMA DWH/Barnett (R7, R5, R10)		RMA agreement	see delivery								
G	RMA Pershomon (R23 & R26)	RMA ongoing design	s106	overcome data??	delivery							
H	RMA TW (R19)	RMA submission		RMA consultation??	Land drawdown					delivery		
J	RMA ABI (R20, R24, R3, DC2)		RMA agreement	delivery								
Delivery	A Attenuation Basins			s106 tech approval and agreement	GL21214 contract commence 28 weeks			surface water solution available 27/01/2015				
	Access E and 500 m road											delivery
	250 m road through to Central Beal											
	Central Beal to school											
C	Access F and 200 m road		Water & pipe		11/05/14	Construction of PS4	Access F and 200 m road	R24 R20	R24 R20	R24 R20	delivery	
C	next 600m road											R24 R20
	Cranford Rd to school											
D	School PS4		Enabling Works			Construction of PS4 school and playing fields						
I	Foul Water strategic soft					strategic main upgrade						
B	Access D and roads			DWH commence roads	17.39 413 access		delivery					
F	DWH house building					DWH Phase building		estimation available	occupation			
G, H & J	Other house builders commence						Potential P6 almost start	Potential TW start	Potential TW start	Potential R24 start		
Next stages												
	Deloit Centre		Branding			marketing of DC				Input		
												RMA DC2 pt
Partners Local Partners												
C	SEMLP		Infrastructure contract agreed with SEMLP			draw SEMLP for access F work						
C	NEP					Infrastructure contract agreed with NEP						
C	HCA LSP							draw NEP for upstream road works in conjunction with s106/27 funded work at Access F				
C	HCA LSP school		Infrastructure contract agreed with HCA					draw for school				
AS6	HCA LSP non school		Infrastructure contract agreed with HCA					draw funding for access J, R20, Access F and road to Central Beal				
NOTES:												
		August	September	October	November	December	January	February	March	April	May	June
				CURRENT DATE					2015			

Route Map showing relationship of planning, funding, procurement on delivery of East Kettering (Initial 2 years)

PROGRESS IN PROGRESS

East Kettering		2015						2016					
Work-stream	Description	July	August	September	October	November	December	January	February	March	April	May	June
Planning													
	£106 (Hallam, Taylor Wimpey & Persimmon)												
	Final pre development conditions												
	Specific detailed condition discharge pre development												
F	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 (A Cranford Rd to school)												
	RMA Access F plus 1,000m road												
D	RMA (I) PS4 (1st primary school)												
E	RMA FW (By AWSL)												
F	RMA DWH/Barratt (R7, R9, R10)												
G	RMA Persimmon(R23 & R26)												
H	RMA TW (R19)												
J	RMA ABL (R20, R24, E3, DC2)												
Delivery													
A	Attenuation Basin												
	Access E and 500 m road												
	250 m road through to Central Bowl	link road completed	delivery										
	Central Bowl to school	link road completed	delivery										
C	Access F and 300 m road												
C	next 600m road		delivery										
	Cranford Rd to school		Cranford Rd to school	Link road completed									
D	School PS4	contingency period	snagging	PS4 available for 01/09/15									
E	Foul Water strategic sol'n												
F	Access D and roads												
I	DWH house building												
G, H & J	Other house builders commence												
Next stages													
A	District Centre	DC2 access					DC2 delivery						delivery to benefit from link road New Year opening!
K		committee 7777											
L			marketing private health and care at DC with benefit of link access							legals			
L							RMA DC 1 or 2 pt			committee			
Prime Loan Fundings													
E	SEMLEP												
C	NEP												
	HCA LSIP	draw LSIP to deliver link road between Cranford Road & school											
D	HCA LIF school		draw for school										
AB&	HCA LIF non school												
NOTES:													

East Kettering



Highways Corridors to East of Kettering			2014												2015					Priority Order
Area & Proposed Works	Description	Impact/S106 Issues/Notes	June	July	August	September	October	November	December	January	February	March	April	May	June	July	Aug	Sep		
Access D	Planning Permission	AOC/0274/0808-Cond 75 of KET/2008/0274 & Cond 46(i) of KET/2013/0514 - Access D																		
Roundabout & Primary Street	Pre Commencement Conditions O/S	N/A																		
	S106																			
	Preparation	Warkton Lane/Deeble Road																		
	s278 Technical Approval																			
	s278 Legal Agreement																			
	s278 Road Booking Space start																			
	s38 Technical Approval																			
	s38 Legal Agreement																			
	s38 Road Booking Space start																			
	Completion of Works																			
Access E	Planning Permission	AOC/0274/0804- Cond 75 of KET/2008/0274 & Cond 46(i) of KET/2013/0514																		
Double traffic light signals	Pre Commencement Conditions O/S	N/A																		
	S106																			
	Preparation	Barton Road/Warkton Lane																		
	s278 Technical Approval																			
	s278 Legal Agreement																			
	s278 Road Booking Space start																			
	s38 Technical Approval																			
	s38 Legal Agreement																			
	s38 Road Booking Space start																			
	Completion of Works																			