

East Kettering Liaison Forum

General Project Update

24th March 2015

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)
 - ◆ Infill Road application – KET/2015/0028 (Access to the Primary School)
 - ◆ 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 and Issues
 - ◆ 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.
- ◆ This application was resolved to be approved by Members on 17th March 2015, subject to the completion of a Section 106 Agreement and Conditions.
- ◆ Dwellings for this development site cannot be occupied until Access E is completed.
- ◆ A number of pre commencement conditions are required to be discharged by the local planning authority before development can start on the ground.

Layout Plan



KET/2013/0314

AOC/0274/0804

Approved Access E
(Double Signalled
Junction)

KET/2013/0780

Barton Road, Barton Seagrave, Northamptonshire - Detail Layout Plan



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Infill Link Road Application – KET/2015/0028

The provision of an infill link road approximately 750 metres in length which will provide access to the approved Primary School comprising:

- A primary street (Tree lined)
- Footpath and Cycleway
- A 125 metre reinforced maintenance access track (to serve the approved attenuation pond)
- A Wildlife Management Area – (for translocation of the Great Crested Newt)
- Four secondary access points for development parcel R22
- Drainage infrastructure
- Landscaping

**This application was approved by Members at 17th March
Committee subject to a number of conditions**

Variation of Condition application – KET/2014/0604

- ◆ Application submitted by Taylor Wimpey. Seeks to vary Condition 18 (Code Level for Sustainable Homes) and 19 (Lifetime Homes Standard) of planning permission KET/2013/0695 for Parcel R19 only.
- ◆ The Council has asked the developer to submit a Financial Viability Assessment to demonstrate why they can't comply with the existing requirements of the conditions.
- ◆ The current conditions requires the development to achieve 100% Lifetime Homes Standard on site and for all properties to be built to Code for Sustainable Homes Level 4.
- ◆ Due to be determined (potentially June) by Committee. Date to be confirmed.

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

- ◆ Amended Plans and Additional Information submitted on 17th March 2015.
- ◆ 14 day re-consultation period currently underway.
- ◆ S106 negotiations ongoing between Persimmon and KBC.
- ◆ Due to be determined by Committee potentially on 16th April 2015.

Persimmon Site – KET/2013/0232

The re-submitted plans include the following amendments:

- ◆ Layout for 332 dwellings (previous layout comprised 308 dwellings)
- ◆ A more linear layout (in line with Design Code requirements)
- ◆ Removal of swale and attenuation area due to drainage into wider East Kettering development
- ◆ More distinctive entrance and focal spaces
- ◆ Redesigned dwellings to create ‘garden suburb’ character

Barton Square Perspective View





Persimmon site original layout plan



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

- ◆ Decision issued 8th January 2015. A Section 106 agreement is signed and dated and similar to the Alledge Brook legal agreement.
- ◆ The Section 278 highway works for Access D are complete and works due to start in April.
- ◆ A number of pre commencement conditions are required to be discharged prior to works starting on site.

Infrastructure Update

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

Primary School Site

- ◆ Name of School announced:

“Hayfield Cross Church of England Primary School”

- ◆ Construction of school well underway and on target.
- ◆ Ministerial visit by Brandon Lewis MP took place on 12th March 2015.
- ◆ Due to open 1st September 2015.



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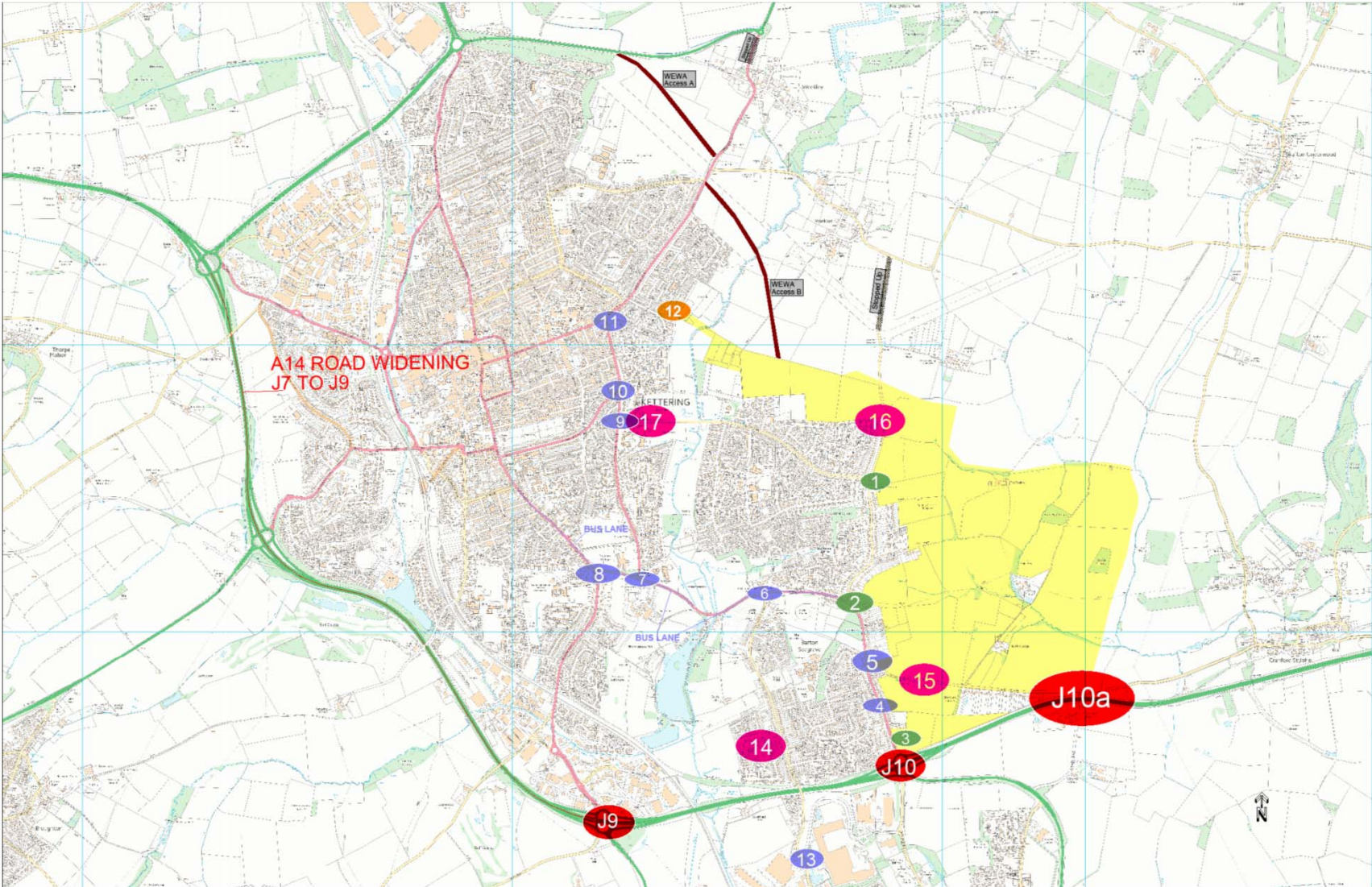
Highway Programme

- ◆ Infill link road (approved on 17th May) expected to start in May 2015.
- ◆ Access D
 - ◆ Roundabout - works expected to start in April 2015.
- ◆ Access E
 - ◆ Double traffic light signals - Works due to start Summer 2015
- ◆ Access F
 - ◆ Roundabout – Likely to commence Summer 2015.

Highway Issues

The following matters have been raised:

- ◆ Pedestrian crossings for Access E road, Infill link road and Access F road
- ◆ A14 widening completion time
- ◆ Wicksteed Park/Barton Road/Windmill Avenue junction
- ◆ Little 'c' junction (Deeble Road/Windmill Avenue)



Title: Kettering East off-site highways works - DRAFT

Date: 27:11:14

Drawn by: RJA
Scale: 1:12000

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1	Junction of Deeble Road and Warkton Lane (Access D)
Details	Roundabout
Delivered through	Redrow – mini roundabout Kettering East – Roundabout
Estimated start date	End of March/ Beginning of April 2015
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
Estimated start date	Summer 2015
3	Junction of Barton Road and Junction 10 of the A14 (Access F)
Details	Roundabout
Delivered through	Kettering East development
Estimated start date	Summer 2015
4	Junction of Barton Road and Woodlands Avenue
Details	Traffic lights
Delivered through	Redrow development
Estimated start date	April 2015
5	Junction of Barton Road and Cranford Road (Junction 'g')
Details	No works commissioned yet
Delivered through	Kettering East development
Estimated start date	Not yet decided
6	Junction of Barton Road and St Botolph's Road
Details	Traffic lights
Delivered through	Redrow development
Estimated start date	Not yet decided

7	Junction of Barton Road and Windmill Avenue (Junction 'e')
Details	Currently undergoing design work
Delivered through	Kettering East development Redrow – HIST contributions
Estimated start date	Not yet decided
8	Junction of Barton Road, Pychley Road and London Road (Junction 'd')
Details	Under consideration
Delivered through	Kettering East development Redrow – HIST contributions
Estimated start date	Not yet decided
9	Junction of Windmill Avenue and Deeble Road (Junction 'c')
Details	Roundabout improvements
Delivered through	Highways with monies from S106 agreement
Estimated start date	July 2015
10	Junction of Windmill Avenue and St Marys Road (Junction 'b')
Details	No works commissioned yet
Delivered through	Kettering East – Phase II of development
Estimated start date	During Phase II of the development
11	Junction of Windmill Avenue and Stamford Road (Junction 'a')
Details	No works commissioned yet
Delivered through	Kettering East – Phase II of development
Estimated start date	During Phase II of the 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
Estimated start date	During Phase II of the development

Major Infrastructure

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

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	Update following KBC meeting
Rev.	Date	Drawn	Check	Description

GSSARCHITECTURE
 35-36 AYLESFORD LUTTERING, NORTHANTS, NN15 7ED
 Telephone: 01538 413 195 Fax: 01538 419 226
 Email: gss@gsa1.co.uk Web: www.gssarchitecture.com
 Email: 01275 378 310, Harrogate: 01423 815 121



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PRELIMINARY ISSUE

Project Title:
New 2FE Primary School (PS4)
East Kettering

Client:
Alledge Brook LLP

Drawing Title:
Proposed Site Plan

File Number: Sch245
Drawn By: BFLA
Checked By: TGL
Scale@A1: 1 : 500 **Date:** 31.03.14
Dwg No: (SK)02 **Rev:** B

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GSSARCHITECTURE
 145-146 LAKESIDE, KETTERING, NORTHANTS, NN15 7ED
 Telephone: 01535 513 100 Fax: 01535 419 220
 Email: gss@gsa.co.uk Web: www.gssarchitecture.com
 01535 513 100 01535 419 220



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PRELIMINARY ISSUE

Project Title:
 New 2FE Primary School (PB4)
 East Kettering

Client:
 Alledge Brook LLP

Drawing Title:
 Proposed Ground Floor Plan

File Number: Sch245
Drawn By: BFLA
Checked By: TGL
Scale@A1: 1:200 **Date:** 28.03.14
Dwg No: (SK)01 **Rev:** B

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

PHASE ONE IN PROGRESS

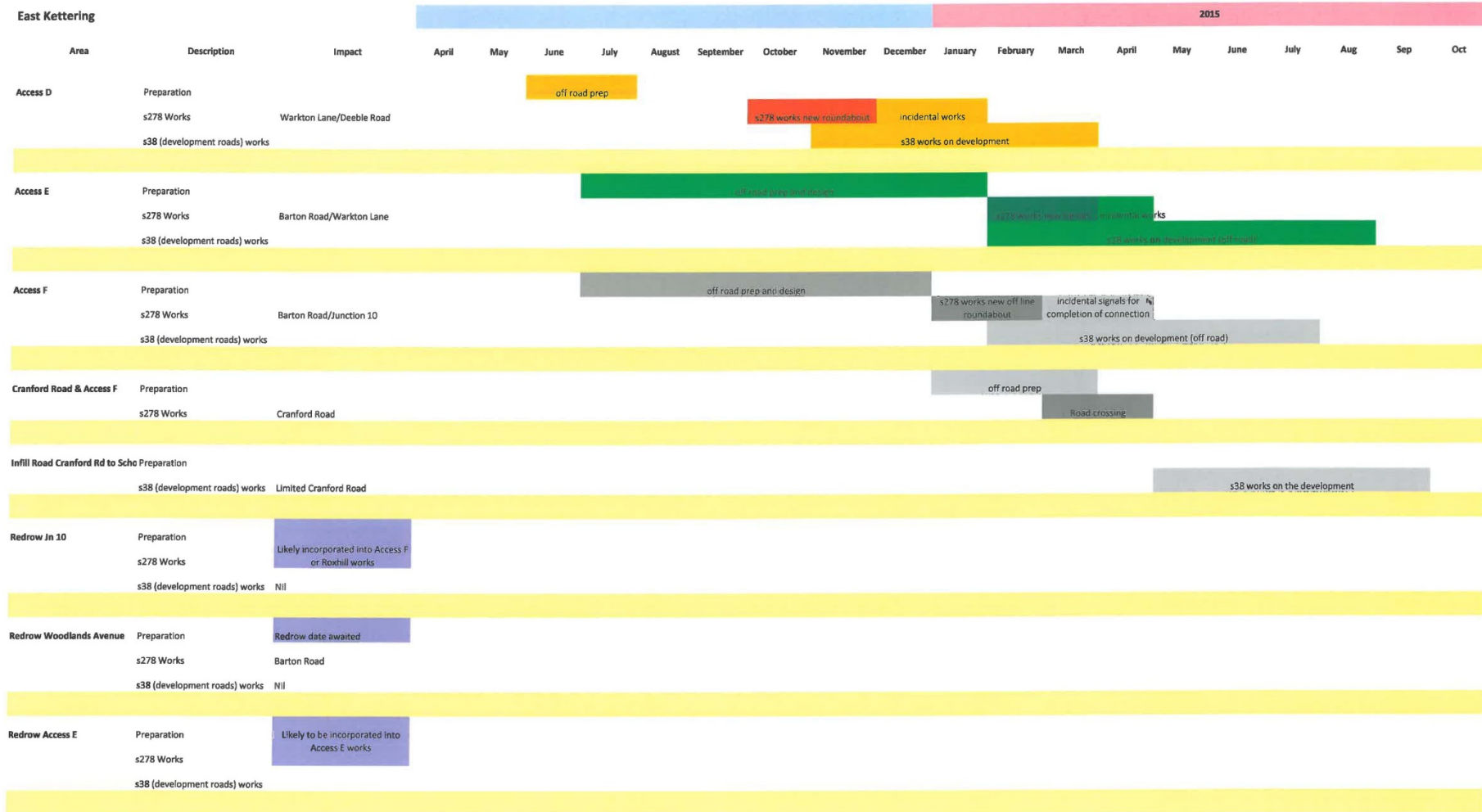
East Kettering		2015										
Work stream	Description	August	September	October	November	December	January	February	March	April	May	June
Planning	s106 (Hillman, Taylor Whitney & Perelman)	ABL s106 complete s106 Hillman PTV almost. Perelman in discussion			target to conclude							
	Final pre development conditions	all pre development conditions discharged										
	Specific detailed condition discharge pre development	By house holder on individual parcels										
F	RMA (Infrastructure) Access D		RMA s106, ADC approved	see delivery								
A	RMA (I) attenuation for 1st dwellings		RMA approved	see delivery								
	RMA (I) Access F plus 500m road		RMA s106, ADC approved	see delivery								
	RMA (I) road from central park to school (to Cranford Rd to school)		RMA s106, ADC approved	see delivery				delivery May to June & July to September 2015				
C	RMA Access F plus 1,000m road		RMA and ADC approved	see delivery								
D	RMA (I) P54 (first primary school)		consultation to 2nd October	see delivery								
E	RMA FW (By AWSL)		Design completion	planning submission	committee	see delivery						
F	RMA DWH/Barratt (R7, R5, R10)		RMA approved	see delivery								
G	RMA Perelman (R23 & R26)		RMA ongoing design	s106	committee date?	delivery						
H	RMA TW (R19)		RMA submission	RMA committee?	Land drawdown						delivery	
J	RMA ABL (R20, R24, R1, DC2)		RMA approved	delivery								
Delivery	Attenuation Basins			s106 tech approval and agreement	01/11/14 contract commence 16 weeks			surface water solution available 27/02/2015				
	Access E and 500 m road											delivery
	250 m road through to Central Bowl											delivery
	Central Bowl to school											delivery
C	Access F and 300 m road		specim & prep	3278/338		Contract Basins	Access F and 300m	R26 access		R5 access		delivery
	next 600m road							R26 access				R23 access
	Cranford Rd to school							R26 road (200m)				R23 access
D	School P54		Enabling Works									
	Construction of P54 school and playing fields											
E	Food Water strategic sol'n					strategic main upgrade						
K	Access D and roads			DWH commence roads	97, 99, 410 access							
F	DWH house building							DWH house building	attenuation available	occupation		
G, H & J	Other house builders commence							Potential Perelman start	Potential TW start			Potential R24 start
Best value												
V	Dental Centre			Branding				marketing of OC				ingas
K												RMA DC2 pt
L												
M												
Public Private Leasing Fundings												
C	SEMLIP		infrastructure contract agreed with SEMLEP					draw SEMLEP for Access F works				
C	NIP							draw NIP for southern road works in conjunction with SEMLEP funded roads at Access F				
	HCA LSP											
D	HCA LIF school		infrastructure contract agreed with HCA					draw for school				
A&B	HCA LIF non school		infrastructure contract agreed with HCA					draw funding for Attenuation, SUDS access F and road to central bowl				
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

Work-stream	Description	2015						2016						
		July	August	September	October	November	December	January	February	March	April	May	June	
Planning	s106 (Hallam, 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 (& Cranford Rd to school)													
L	RMA Access F plus 1,000m road													
D	RMA (I) PS4 (first primary school)													
E	RMA FW (By AWS)													
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											
H	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		PS 4 available for 01/09/15									
E	Foul Water strategic so'n													
F	Access D and roads													
F	DWH house building													
G, H & J	Other house builders commence													
Next stages														
K	District Centre	DC2 access					DC2 delivery						delivery to benefit from link road New Year opening!	
K			committee?????											
L				marketing private health and care at DC1 with benefit of link access						legals				
L							RMA DC 1 or 2 pt			committee				
Prime Loan Funding														
C	SEMLEP													
C	NEP													
	HCA LSP		draw LSP to deliver link road between Cranford Road & school											
C	HCA LIF school		draw for school											
A&B	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/0274/0803-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							off road prep										
	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																	278	
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	Barlton Road/Warkton Lane																	
	s278 Technical Approval									Submitted									
	s278 Legal Agreement																		
	s278 Road Booking Space start																		
	s38 Technical Approval																		
	s38 Legal Agreement																		
	s38 Road Booking Space start																		
	Completion of Works																	Jul-15	