

East Kettering Liaison Forum

General Project Update

12th July 2016

Adrian Arnold KBC

General Project Update

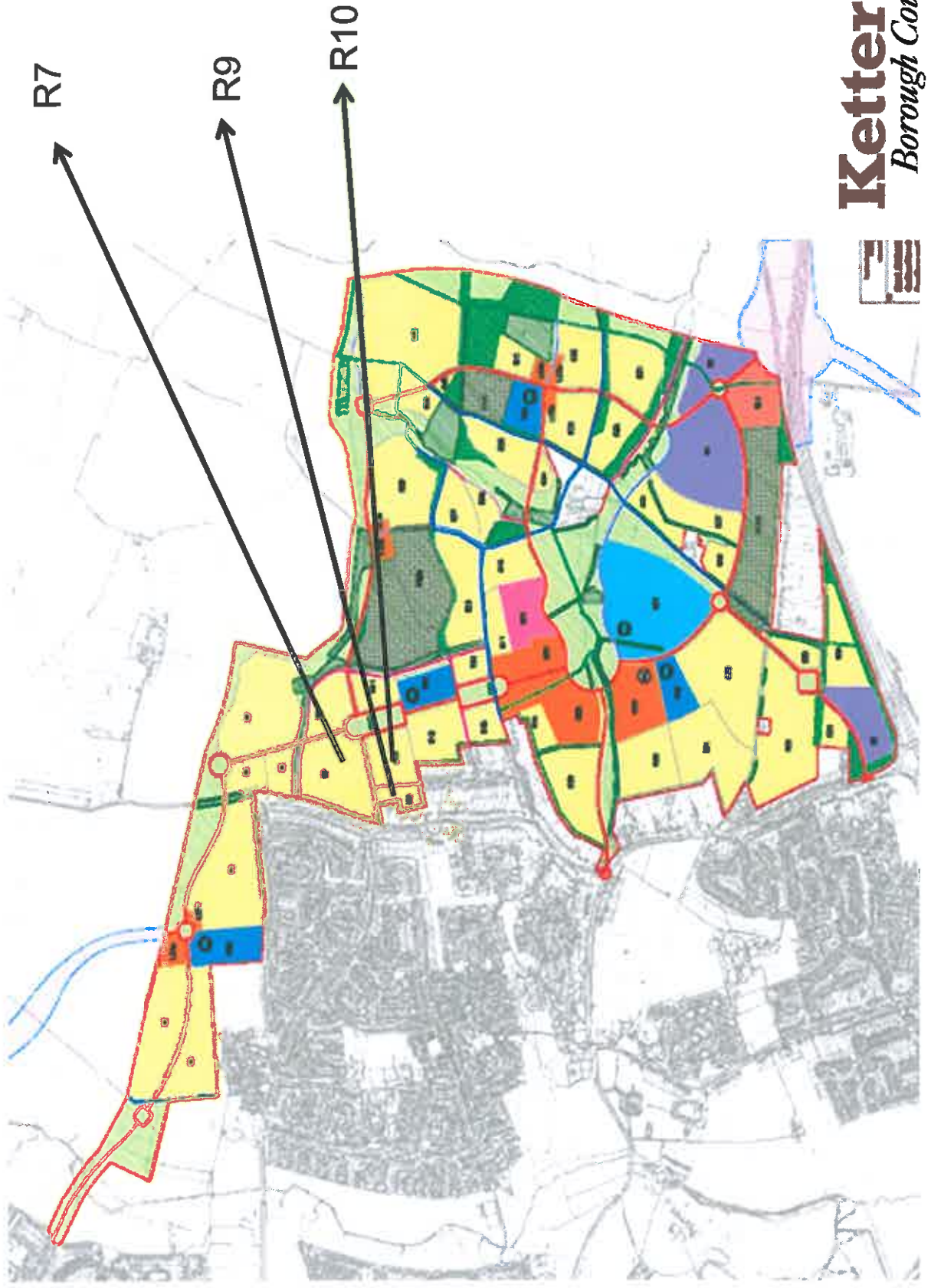
- ◆ Timeline for delivery – Action Plan
 - ◆ Timeline - AA
 - ◆ Route Map + Delivery - Developers
- ◆ Planning Applications – General Update
 - ◆ David Wilson/ Barratts Residential applications – (Parcels R7, R9 and R10)
 - ◆ Taylor Wimpey Residential application – (Parcel R19)
 - ◆ Persimmon Residential applications – (Parcels R23 & R26)
- ◆ Infrastructure Update
 - ◆ Access D – Deeble Road/ Warkton Lane (roundabout)
 - ◆ Access E – Barton Road/ Warkton Lane (traffic lights)
 - ◆ Access F – Jct 10, A14/Barton Road (interim roundabout and road)
 - ◆ Highway Programme
 - ◆ Jct 10/ A6
- ◆ Major Infrastructure
 - ◆ Strategic Drainage
 - ◆ Jct 10a A14 Technical Work
 - ◆ Health

Timeline for Delivery

Route & Delivery Map – Developers

Timeline – Adrian Arnold

DWH/Barratt Parcels

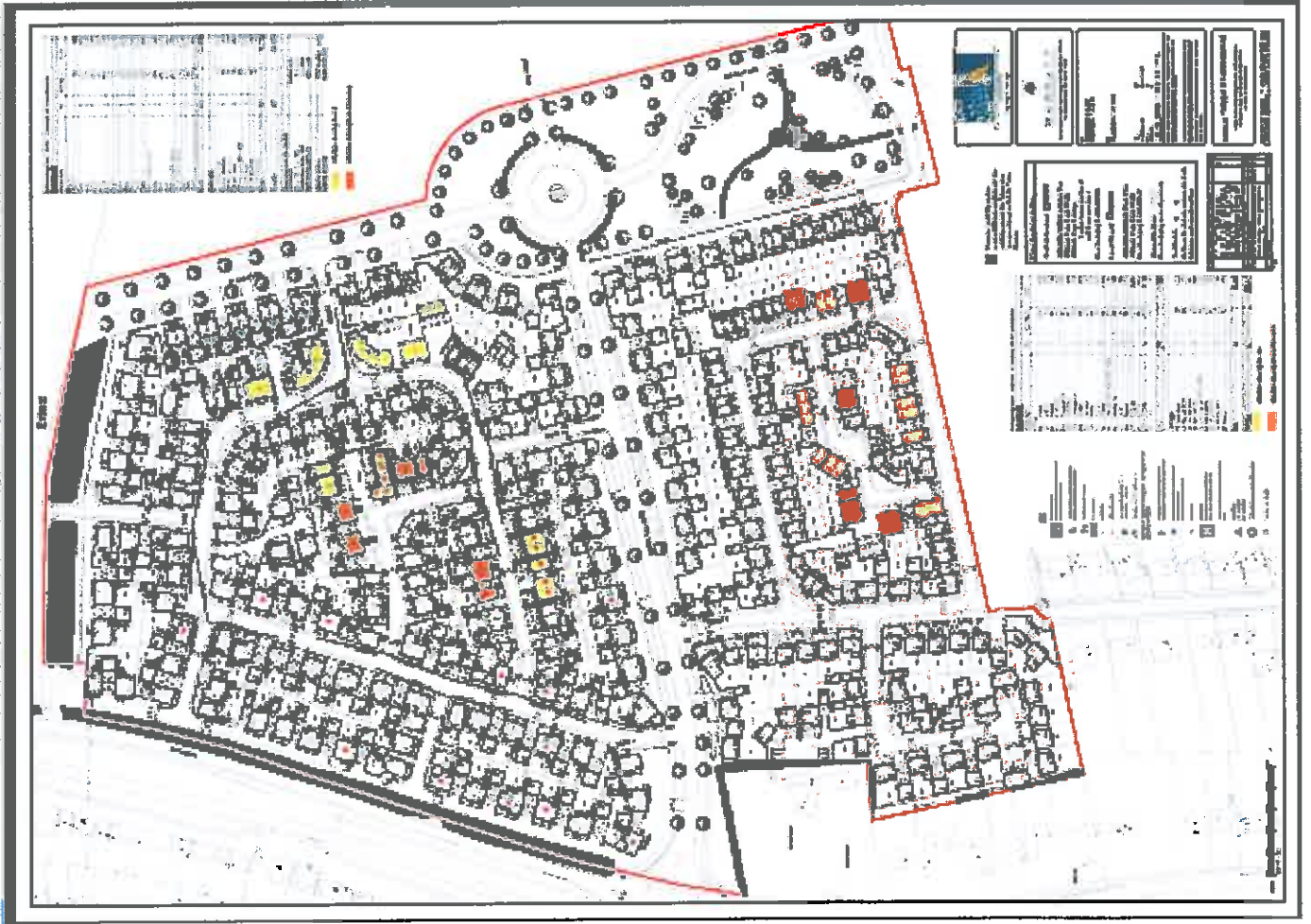


David Wilson and Barratt Site – Parcels R7, R9 & R10

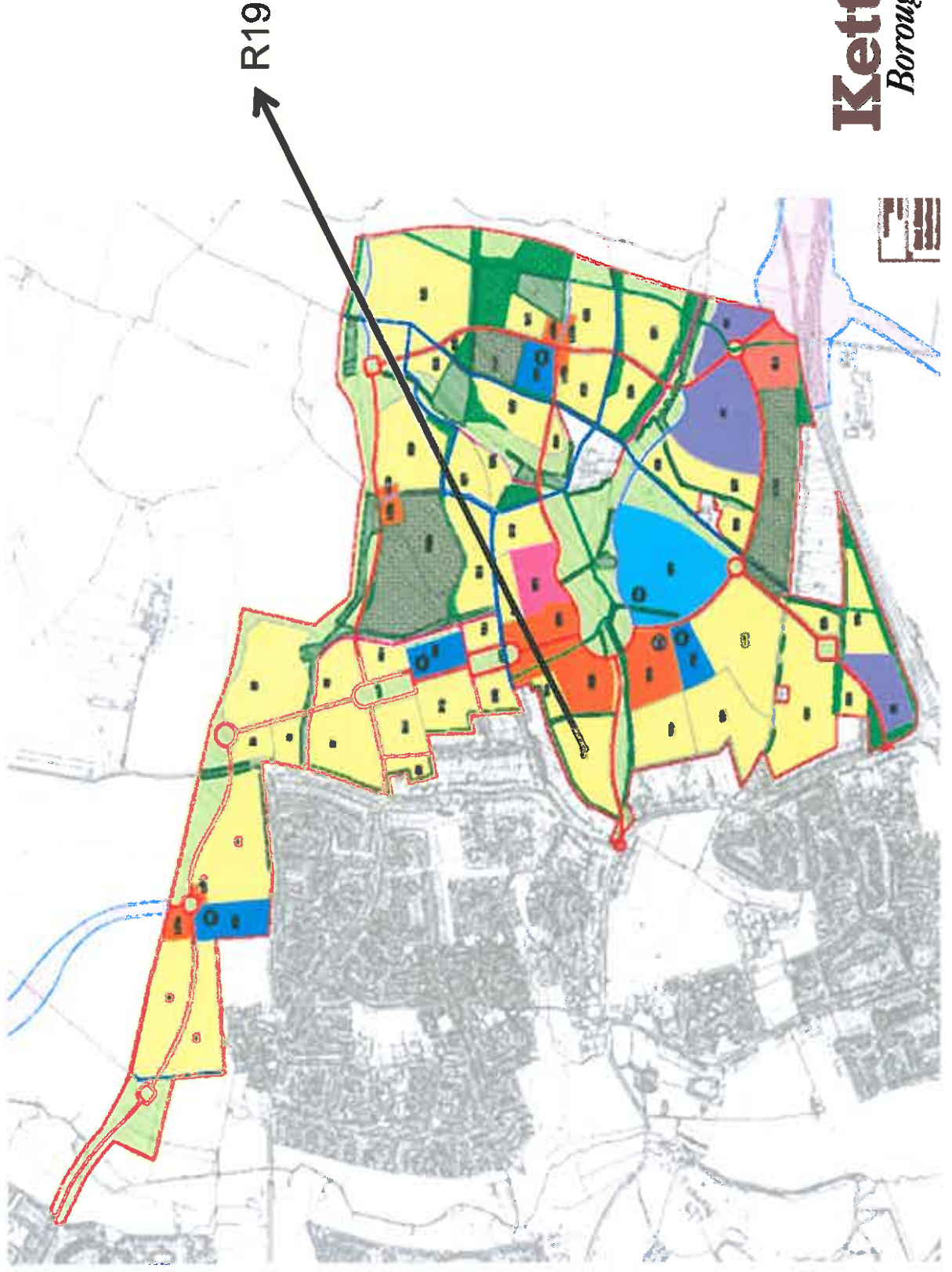
- ◆ A planning application ref. KET/2015/0887 has been approved and a decision issued for 325 homes to be built on the areas shown on the previous map as R7, R9 and R10. Also KET/2015/0564 for 22 dwellings to the south of parcel R10.
- ◆ Development has recently commenced on site (June 2016).
- ◆ Access is via the new roundabout which is being built at the top of Deeble Road/Warkton Lane – Access D, due to be completed at the end of August 2016.
- ◆ First foundations are now being put in for the show homes
- ◆ A small number of houses are to be completed by the end of 2016

DWH/Barratt Site R7, R9 & R10:

Planning Layout 325 units



Taylor Wimpey Parcel



Planning Applications Update – Taylor Wimpey KET/2014/0604 (Parcel R19)

- ◆ A planning application (ref. KET/2013/0314) was approved and a decision issued for 167 homes and associated works to be built on the area shown on the previous map as R19.
- ◆ Dwellings for this development site cannot be occupied until Access E is completed. This was expected to start during the spring however works have been delayed.
- ◆ There are a number of outstanding pre-commencement conditions that need to be discharged before construction of housing can begin on site.
- ◆ A financial viability report has been submitted regarding the variation conditions to remove the code for sustainable homes, lifetime homes and removal of the 30% low or zero carbon energy demand requirement and this is currently being considered.

Taylor Wimpey Site – Approved Layout Plan



KET/2013/0314



Barlton Road, Barton Seagraves, Northamptonshire - Detail Layout Plan

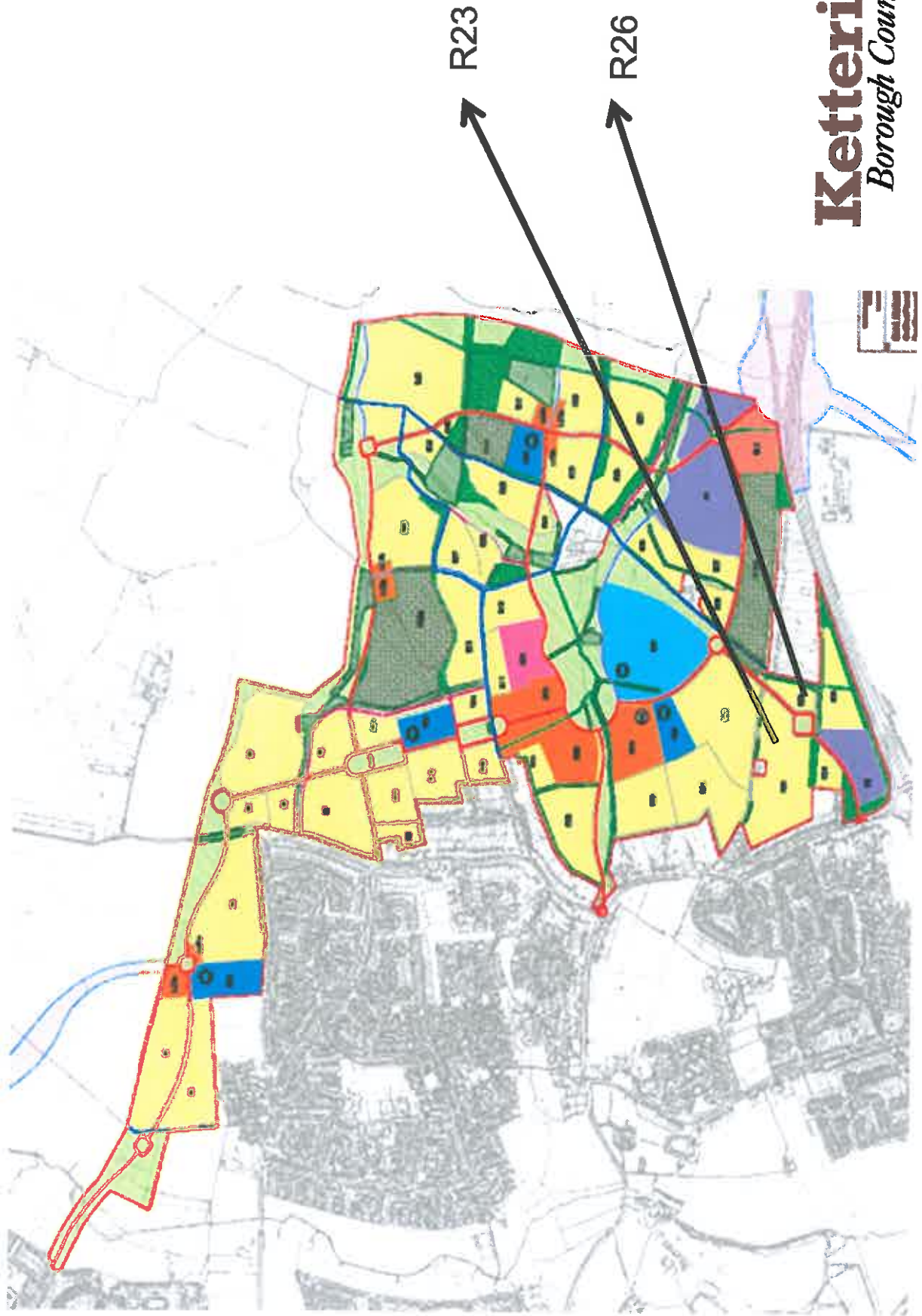
Kettering
Borough Council

KET/2013/0780

AOC/0274/0804

Approved Access E
(Double Signalised
Junction)

Persimmon Parcels



Persimmon Site – Parcels R23 & R26

- ◆ A planning application for 332 dwellings, was resolved to grant by Committee on 16th April 2015 subject to and the signing of a legal agreement (ref KET/2013/0232).
- ◆ Given the lapse in time and changed circumstances it will need to go back to committee
- ◆ Persimmon submitted an application KET/2015/0689, to vary outline condition 18 (code for sustainable homes) for Parcels R23 and R26. Approved at committee S106 not yet signed.
- ◆ Persimmon also submitted an application KET/2015/0894 to vary outline condition 19 (lifetime homes) and the three highway trigger conditions for Parcels R23 and R26. Approved at committee S106 not yet signed.
- ◆ Access F runs through the development site and works to Access F are due to start this autumn.
- ◆ There are still a number of outstanding pre-commencement conditions that need to be discharged (9).

Persimmon site layout plan



Infrastructure

- ◆ Access D – Deeble Road/ Warkton Lane (roundabout) works are currently on site to deliver the roundabout, due to be completed August 2016
- ◆ Access E – Barton Road/Warkton Lane (traffic lights). Start date is yet to be set.
- ◆ Access F – Jct 10, A14/Barton Road (interim roundabout and road) Due to commence autumn 2016
- ◆ Renewal of temporary road to Hayfield Cross School not yet submitted (runs out August 2016)
- ◆ Highway Programme Update – Barton Road Corridor
 - ◆ Woodlands Avenue – likely to start in 2016
 - ◆ Wicksteed Park/ Barton Road/ Windmill Avenue junction – design details are being worked on.
 - ◆ Little ‘c’ junction (Deeble Road/Windmill Avenue). The County Council are to carry out these works early 2017 which will involve the enlargement of the existing roundabout subject to funding.
- ◆ Jct 10/ A6 Update – works to the A6 realignment have started

Major Infrastructure Update

- ◆ Strategic Drainage Anglian Water (potable and sewage) works started due for completion by March 2017
- ◆ Jct 10a A14 technical work – now delayed until 2020-2025
- ◆ WeWa Link Road – on going discussions.
- ◆ Health Provision – progress with Health Study due to report August / September 2016

Public Question & Answer Session

Kettering East of Kettering S98

Presented By: **Daniel Ledger, Integrated Projects Leader**

Update for East Kettering liaison Forum

Date 12 July 2016



 LOVE EVERY DROP. PUT WATER AT THE HEART 
OF A WHOLE NEW WAY OF LIVING. 

Project Update



- Delivery Milestone 3 (AW Commit to Construct) Approval 01 March 2016.
- Section 98 Agreement signed 30 March 2016.
- Construction started 25 April 2016 with forecast 36 week build.

Progress to Date

- Pipe laying has commenced on 4 fronts with preparatory works underway along the whole route, starting from the downstream end:
 - Connection to Ise Valley Sewer made and first 140m of sewer laid towards Finedon Road.
 - Topsoil Strip and Ground Preparation including Archaeology on going in lands south of Higham Road adjacent to the allotments.
 - Nearing completion of the first tunnelled drive from Higham Road heading North – machine will then be turned around and then head south beneath Jacques Road.
 - Laid 100m of sewer in lands south of cemetery. Works now stopped to review methodology with change in ground conditions.
 - 950m sewer laid parallel / east of the A6 from the crossing to the discharge manhole.
 - Topsoil stripping and access routes off Cranford Road underway.

Location / Schematic



Key:

Pipeline Route in Blue
with sections laid in
Purple

**Sewer Upstream
of pumping station:**

- 1094m 375-450mm dia
- Crossing Alledge Brook

Pumping Station

Pumping Main:

- 1368m 400mm OD
- Crossing A14 by directional drill.

Rising Main Discharge

Gravity Sewer

- 3353m 375-600mm dia
- Crossing A6, Higham Road and Finedon Road all trenchless.

Discharge to Ise Valley Relief Sewer

Total pipeline length 5814m with 823m (14%) constructed trenchless.



Project Update



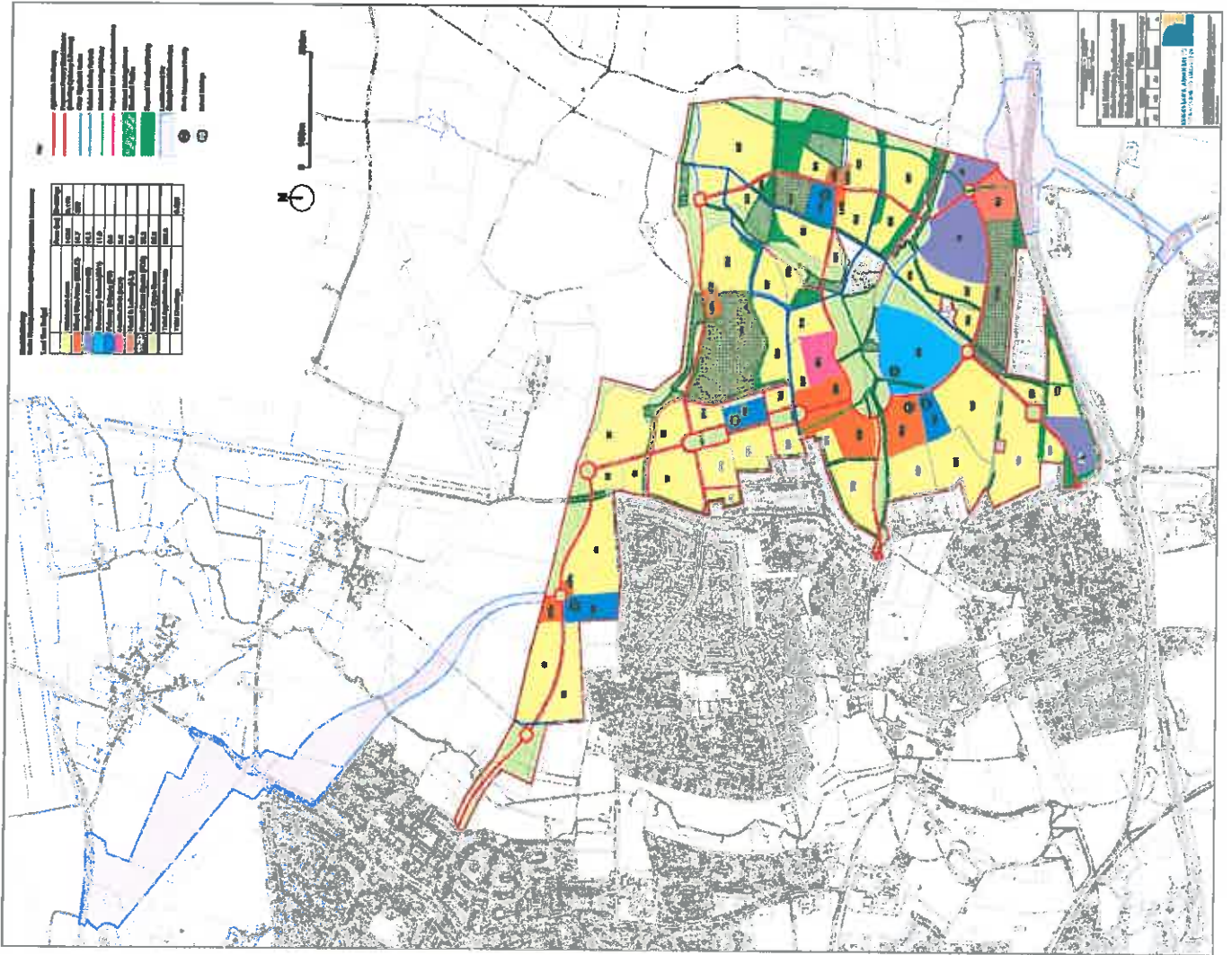
Month look ahead:

- Completion of works south of Finedon Road
- Starting works between Finedon Road and Higham Road
- Tunnelled sections either side of Higham Road will be completed.
- Sewer section north of Higham Road to be started behind Harvest Close.
- Starting Pump Station and rising main.
- Prepping works for trenchless crossings - auger bore and directional drill works.
- Starting sewers in development lands up stream of pumping station.

Programme Status

- Current programme is running 6 weeks behind schedule due to delayed access onto development lands. Works are up to 6.5m deep and currently a real risk of further extension if work in this area is not completed in summer months.

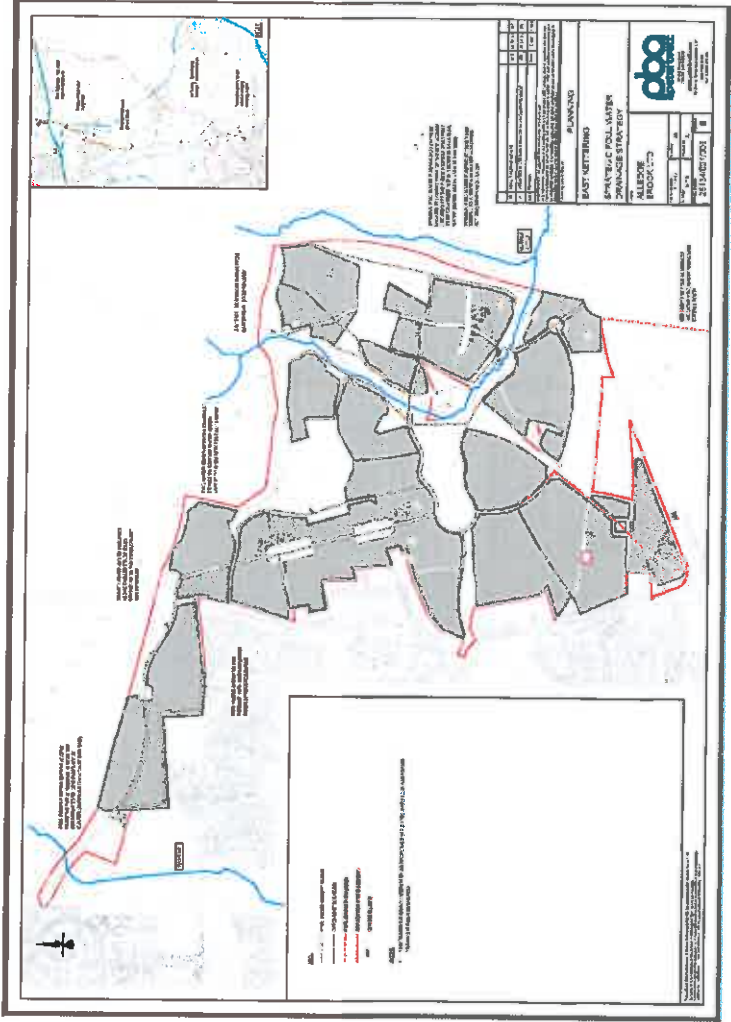
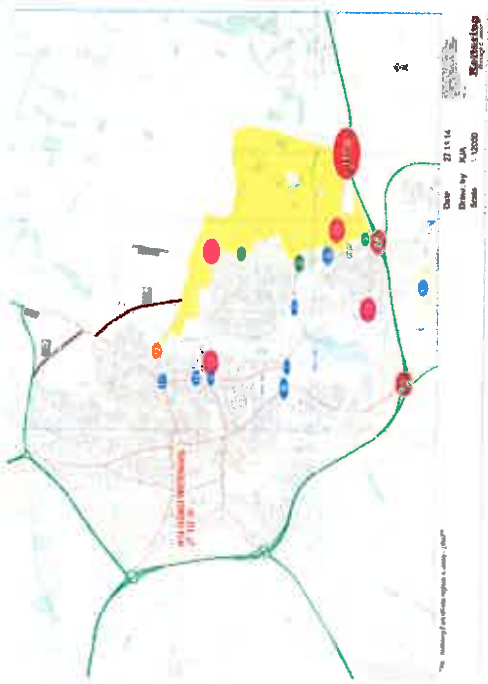






- Key:**
- Working Boundary
 - Grey Crested Newt Fence
 - Haul Routes
 - Archaeological Zone
 - Available Land
 - Available Land (Not to be used)
 - Unavailable Land
 - Topsoil Stockpile Area @ 2m (T/S)
 - Subsoil Stockpile Area @ 4m (Spoils)
 - Reduced Level Dig Stockpile Area (RLD)
 - Construction Fill Required
 - Development Parcel Fill Required
 - Development Parcel Cut Required
 - Retained Existing Footpath
 - Redundant Existing Footpath
 - Proposed Relocated Walkways
 - Earthworks Zones Boundary

East Kettering
 Earthworks Strategy Plan
 Rev: 0
 Date: 28/10/15
 Drawn by: Andrew Starks



Kettering

Borough Council

