**BOROUGH OF KETTERING**

**EAST KETTERING LIAISON FORUM**

**MEETING HELD: 12th July 2016**

**Present :** Councillor Lloyd Bunday (Chair)

Councillors Ruth Groome, Anne Lee, Mark Rowley, Shirley Lynch and Jonathan West (Kettering Borough Council)

Councillors Christopher Groome and Eileen Hales, MBE (Northamptonshire County Council)

Councillors Victoria Lamb (Warkton Parish Council) and Toni Wilkin (Weekley Parish Council)

Mr Daniel Oladejo (Environment Agency)

Dr Tom Kelly (CPRE)

Merlyn Gray (Churches Together)

**Also Present:** Twelve members of the public.

**KBC Officers:** Martin Hammond, Rob Harbour, Adrian Arnold, Gavin Ferries and Ruth James

David Pope (Committee Administrator)

**NCC Officers:** Richard Hall

**Developers:** Alan Wordie (Hanwood Park)

Andy Lord (Persimmon)

**Anglian Water Officer:** Dan Ledger

**Members of the Press:** None

**Apologies:** Cllrs Russell Roberts and Philip Hollobone

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| REF | Item/Issue | Response/Action | Responsibility | Timescale |
| **16.EKLF.01** | **ELECTION OF CHAIR AND APPOINTMENT OF DEPUTY CHAIR**  **RESOLVED** that Councillor Lloyd Bunday be elected Chair and Councillor Victoria Lamb be appointed Deputy Chair of the Forum. |  |  |  |
| **16.EKLF.02** | **NOTES OF MEETING HELD ON 18TH FEBRUARY 2016**  The notes of the meeting held on 18th February 2016 were agreed by the members of the forum as a true record of the meeting. |  |  |  |
| **16.EKLF.03** | **AGREEMENT OF FUTRE EAST KETTERING LIAISON FORUM START TIMES**  Members noted that at its meeting on 20th April 2016, Council had resolved to allow committees and forums of the council to review their start times.  The meeting considered that the existing start time was suitable for all parties. Accordingly it was  **RESOLVED** that future meetings of the East Kettering Liaison Forum continue to start at 6.00pm |  |  |  |
| **16.EKLF.04** | **ACTIONS ARISING FROM THE NOTES OF THE LAST MEETING**  Dan Ledger from Anglian Water would provide an update on the progress of Anglian Water works  The temporary 30mph speed limit for school access works on Cranford Road had ceased and the limit had now reverted to 40mph. There was an intention for a permanent 30mph limit covering a similar stretch of road from Barton Road to the bridleway and encompassing the area where infrastructure crossed Cranford Road. The intention had been agreed in principle, with the next stage an application for a permanent speed limit change to be made by one of the scheme promoters. |  |  |  |
| **16.EKLF.05** | **The Timeline for Delivery, Action Plan and Infrastructure Updates were given verbally and in a presentation to the Forum as follows:**   |  |  | | --- | --- | | David Wilson Homes &  Barratt | Parcels R7, R9 and R10 – Application KET/2015/0087 approved for 325 homes. Also KET/2015/0564 for 22 dwellings to the south of R10. Development commenced June 2016 with access via the new roundabout being constructed at the top of Warkton Ln/Deeble Rd – Access D due to complete by end of August 2016 | | Taylor Wimpey | Parcel R19 – Applications KET/2013/0314 approved for 167 homes. A number of pre-commencement conditions are required to be discharged before work commences. Homes cannot be occupied until Access E is completed, that was due to start Spring 2016 but has been delayed. A financial viability report has been submitted regarding the variation conditions to remove the code for sustainable homes, lifetime homes and 30% low/zero carbon energy requirement. This is currently being considered | | Persimmon  Access D – Warkton Lane/Deeble Road | Parcels R23 and R26. Application KET/2013/0232 for 332 dwellings due to return to committee given the length of time and changes in circumstance since initial approval. An application to vary outline condition 18 (code for sustainable homes) made for parcels R23 and R26. This has been approved by committee but no S106 signed to date. Access F works due to start Autumn 2016. A number of pre-commencement conditions are required to be discharged  Works onsite to deliver roundabout by the end of August 2016. | | Access E – Barton Road/Warkton Lane | Start date yet to be set | | Access F - Into site from J10 A14/Barton Road.  Temporary Road to Hayfield Cross School | To commence Autumn 2016.  Renewal of temporary road not yet submitted. Original permission expires August 2016. | | Woodlands Avenue | Likely to commence in 2016 | | Wicksteed Park/ Barton Road /Windmill Avenue Junction | Design details are being worked on. | | Junction of Windmill Avenue and Deeble Road (Little C) | NCC to carry out these works in early 2017, enlarging existing roundabout subject to funding | |  |  | | Major Infrastructure | Strategic drainage – work underway, to complete March 2017. | | Jct 10A/A14 Business Case  WeWa Link Road | Delayed until 2020-2025  Ongoing discussions | | Health Provision | Study is underway – to report August/ September 2016 | |  |  |  |
|  | Developer Update (Dan Ledger – Anglian Water)  Dan Ledger of Anglian Water (AW) provided an update on the work undertaken to date. In the early part of 2016 AW had reached the detailed design phase and obtained board approval to commit to construction. Following on, an agreement was signed with developers to move money to the construction phase, which commenced on 25th April with a forecast 36 week build. Currently there was pipe laying on four fronts being undertaken, with preparatory work on the whole route. AW was working from a connection to the existing Ise Valley Sewer and had laid 140m of sewer pipe towards Finedon Road. Topsoil had been stripped and the ground prepared, including archaeological work. The first tunnel drive beneath Higham Road heading north was nearing completion. Once that work had completed then AW could head south beneath Jacques Road. 100m of sewer pipe had been laid in land south of the cemetery. Works there had stopped to review methodology going forward as contaminated land had been discovered. 950m of sewer had been laid parallel and east of the A6. Topsoil stripping and access routes off Cranford Road were underway.  For the month ahead, the aim was to complete works south of Finedon Road and commence works between Finedon Road and Higham Road with tunnelled sections either side of Higham Road. The sewer section north of Higham Road would be started behind Harvest Close. Work would also start on sewers in development land upstream of the pumping station.  The current programme was running six weeks behind schedule due to delayed access onto development lands. Works were up to 6.5m deep with timescales currently at the risk of extension if works were not completed during the summer months. |  |  |  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **16.EKLF.06** | **QUESTIONS**  Q. What is happening about the Woodlands Avenue junction?  Q. Why is Junction 10a delayed?  Q. In regard to Hayfield Cross school, there does not appear to be very much urgency regarding the road speed limit being resolved. Reassurance is needed that by September, when the children start back at school, the speed limit has been sorted out.  Q. A discrepancy on the timelines suggests that the first housing on Phase 1 will be complete about 2 to 3 months before Anglian Water’s works would be complete?  Q. There has been no mention of improving the junction of Pytchley Road/London Road and Barton Road. There are a lot of problems at Windmill Avenue due to tailbacks at the aforementioned junction and you will not solve traffic flow problems without improving that junction. What plans are in place to deal with that?  Q. Several reports for individual developers mention their wish to reduce energy saving measures to make projects economically viable. Can we have a summary of where we are at, which developers are happy to accept existing permissions and which want to change?  Q. The new sewer that passes through Burton Latimer, will people with existing substandard sewer access have an opportunity to be connected to the new sewer?  Q. Lifetime homes, when you get older your home should be ready to allow for disability, the council should not be letting companies build homes that do not conform to lifetime home standards.  Q. The southern service road on Warkton Lane does seem to have a lighting problem. When the scheme came in to reduce street-lighting, NCC turned off certain lights meaning the area became darker. With the new lighting scheme from Balfour Beattie, because the lighting is more directional, it has made it darker still. There are two lampposts at the roundabout and these will be removed making it yet darker.    Q. The new access road has now been created to get to the service road, what lighting will be there? Although there are lights on roundabout, there are no lights on the service road.  Q. Landscaping around the new junction, more of the hedgerow has been removed than should have been. Plans said that two metres would be removed and at least six metres has been. Would this be reinstated?  Q. Can Anglian Water do something to alleviate the speed and number of their vehicles travelling down the bridleway off Cranford Road?  Q. The triggers for Junction 10a indicate a final trigger when 2,700 houses are occupied. Adrian had indicated that this had changed, if that is the case, why and when did this trigger change?  Q. When will landscaping start on Access D and the access road and when will we be consulted? Can we be assured the access road is safe?  Q. What traffic calming will there be on Warkton Lane, around the junction?  Q. All junctions have been looked at for safety and lighting, how can it be safe with no light on the access road, who is responsible if someone is knocked over?  Q. Is there any provision for footpaths to the garden centre leading from the junction on Warkton Lane? | A. Woodlands Avenue has a scheme designed by Redrow to signalise the junction. The service road running parallel to Barton Road will be blocked off at the southern end to prevent signal avoidance. Residents have been consulted in relation to the service road. A meeting at Barton Seagrave Parish Council 18 months ago confirmed the overwhelming support of residents regarding closing off of the service road at the southern end. Other traffic may route further north, and drivers may choose to avoid traffic signals if there is a queue, but they cannot drive past residents along the service road. Technical work was ongoing including the inclusion of a pedestrian crossing on Barton Road integrated into the design. This had been signed off to formally allow NCC and Redrow to tender for the works. It would be a few weeks or months before the programme was known.   1. Junction 10a was anticipated to be constructed between 2022 and 2024/5 with a 6 or 7 year lead in. As you know it is due to be partly local-funded and part-funded from Highways England. The developer funding could come from sale of housing from Phase 1 to contribute towards that. The issue of funding is not off the agenda, the developers and Highways England are in discussion looking to ensure funding for Junction 10a does not disappear. 2. The speed limit application would need to be made by the developer or Hanwood Park, and although the urgency of the situation was understood, there can be no guarantee of when this will happen. 3. Anglian Water is constrained by the signing of a S98 agreement and have a one year delivery programme. Once developers have paid their money, we can deliver a solution. David Wilson Homes will have a temporary measure to connect to the existing system while the new drainage system is put into place. There is a disjointed works programme until the pumping station is active. Temporary measures will service those homes; they will be connected to utilities. 4. There’s an ongoing requirement for further design work, and the developer is committed to S106 funding for improvements and as a result of that funds have been made available to NCC to design suggested improvements to that location. There is a priority to do that work as the situation has had a great impact on residents and can be improved. There are two stages of design, feasibility which is where we are now, followed by detailed design. We will send information out showing all highway works that are being worked on. 5. In March 2016, the Code for Sustainable Homes was withdrawn and standards now form part of Building Regulations. The intention is to get as close to the equivalent of Code 4 as we can and positive discussions are being worked on. David Wilson Homes are onsite and close to delivering Code 4. In respect of Taylor Wimpey, there are ongoing discussions to get closer to Code 4, and the Planning Committee acknowledges that Code 6 is no longer required to be delivered. In essence, through Building Regulations, the building will be more efficient in itself. When we get to the conclusion of matters, they will return to the Planning Committee for determination. 6. The new sewer is primarily for the East of Kettering development. Opportunities may arise in future for others to connect and part of the remit of the new sewer is to deal with growth occurring in Burton Latimer. We have allowed for the current growth within Higham Road to connect to it and the parcel off Cranford Road. 7. Lifetime homes standards have moved into part of Building Regulations. We would still expect similar criteria, it is not that house builders have opted out; government has changed the approach to delivery of things such as sustainability and lifetime homes. 8. The scheme that is proposed for the roundabout will have four lamps around the outside of the junction. A further new lamp column will light up and down Warkton Lane, with another on Deeble Road and the new access. Eight new lamps will be going in. One will be located outside 109 Warkton Lane, pretty much where the service road is closed off. 9. A column is to be removed where the access road is and another removed outside 107 Warkton Lane. A replacement will be installed, although it will light Warkton Lane and not the service road. What you have now is what you will have in future as that is what Balfour Beattie determined as being required. The approving body for the lighting scheme is Balfour Beattie, which has to approve lighting designs put forward by the developers. We can approach Balfour Beattie for an additional lamp. 10. It is in accordance with the approved landscaping plan, I will need to check and will come back to you with precise answers. 11. A discussion can take place about speed, but there are a limited number of access points where we can take materials in and out of the site. 12. The condition is quite specific; there is a requirement to provide Junction 10a before construction of 2,700 houses. 13. We have not received precise details of planting; but we can give assurance about coming to speak to you regarding the planting scheme. Road safety audits have been completed by trained professionals. There is a road safety audit undertaken post-construction and after one year to determine whether there are any issues. 14. We have looked at potential traffic calming measures; it is not as easy as there is the speed limit problem to the north of the junction. All we could do is move the speed limit to the Catherine Road junction and install some form of traffic warning sign on the southbound approach to the Deeble Road roundabout. We have looked at narrowing the carriageway, but it would have taken too much land and been very expensive. Speed limit change further north, emboldening of road markings and a warning sign are all being tentatively being looked at. 15. We are looking at the potential for including a light from Warkton Lane to the access road, the roundabout will be lit and can potentially form part of that arrangement. 16. There is no crossing of Warkton Lane further south than the splitter-island. There is no footway there currently, so it was not put forward as an improvement. We can take that away and look at it, but it is difficult to say how it would be delivered as it should have been part of the original scheme | Adrian Arnold  Richard Hall/Adrian Arnold  Richard Hall  Adrian Arnold  Richard Hall |  |
| **16.EKLF.07** | **ITEMS FOR NEXT MEETING**   * Update on internal roads in Kettering, especially the Wicksteed Park area * Update on junction works |  |  |  |
| **16.EKLF.08** | **DATE OF NEXT MEETING**  6th October 2016 |  |  |  |

*(The meeting started at 6.00pm and ended at 7.30pm)*

Signed …………………………………………………………………………………………………

Chair

DJP