

BOROUGH OF KETTERING
EAST KETTERING LIAISON FORUM
MEETING HELD: 4th OCTOBER 2016

- Present :** Councillor Lloyd Bunday (Chair)
Councillors Ruth Groome, Anne Lee, Mark Rowley, Shirley Lynch, Linda Adams, Clark Mitchell and Jonathan West (Kettering Borough Council)
Councillors Christopher Groome and Eileen Hales, MBE (Northamptonshire County Council)
Councillors Victoria Lamb (Warkton Parish Council), Toni Wilkin (Weekley Parish Council) and Stephen Pickard (Cranford Parish Council)
Stephen Catchpole (South East Midlands Local Enterprise Partnership)
Dr Tom Kelly (CPRE)
Merlyn Gray (Churches Together)
- Also Present:** Twelve members of the public.
- KBC Officers:** Martin Hammond, Adrian Arnold, Gavin Ferries and Pritesh Shah
Ruth James (Committee Administrator)
- NCC Officers:** Chris Bond (Highways)
- Developers:** Alan Wordie (Hanwood Park)
- Members of the Press:** None
- Apologies:** Cllr Philip Hollobone and Mr Daniel Oladejo (Environment Agency)

REF	Item/Issue	Response/Action	Responsibility	Timescale
16.EKLF.15	<p><u>NOTES OF MEETING HELD ON 27TH JULY 2016</u></p> <p>The notes of the meeting held on 27th July 2016 were agreed by the members of the forum as a true record of the meeting</p>			
16.EKLF.16	<p><u>ACTIONS ARISING FROM THE NOTES OF THE LAST MEETING</u></p> <p>Improvements to the junction of Pytchley Road/London Road and Barton Road.</p> <p>The service road at Warkton Lane/Deeble Road has no lighting, but the new roundabout does. What was planned for the service road?</p> <p>Will any of the hedgerow be reinstated that has been removed for the new access to the service road?</p> <p>When will the landscaping start on Access D and the access road?</p>	<p>Detailed technical work on the design of the junctions had halted, pending further funding being put in place. KBC was seeking funding for the offsite junctions via the developer roof charge or other sources in the county to enable the work to continue.</p> <p>When the roundabout completes, the lighting situation will be reviewed.</p> <p>When the landscaping details are submitted (which are expected soon) KBC will consult and seek to implement as soon as possible.</p> <p>This will be picked up when the junction is complete. A review/safety audit will take place.</p>		
16.EKLF.17	<p>The Timeline for Delivery, Action Plan and Infrastructure Updates were given verbally and in a presentation to the Forum as follows:</p> <p><u>Developer Update</u> (Alan Wordie – Hanwood Park LLP)</p> <p>Alan Wordie of Hanwood Park LLP provided an update on the timeline for delivery. The current programme had slipped back especially in regard to delivery of the roads and accesses.</p> <p>- Access F – the S278 and contracts had been completed. The</p>			

	<p>contractor would be likely to start the first or second week in January</p> <ul style="list-style-type: none"> - The strategic surface drainage pond was planned to start in November. - Enabling works were completed with archaeology surface water pond works to be completed in two weeks' time. - Access D progresses. David Wilson/Barratt were building houses. Roads & drains will be going in ready to link in with drainage works. Connection was expected in the first part of 2017 - Anglian water had begun to build the gravity feed along with the pumping station and associated pipe work. 			
	<p>David Wilson Homes & Barratt</p> <p>Parcels R7, R9 and R10: The roundabout that forms 'Access D' has been built out and was expected to be finished soon. The landscaping element will be done in early 2017. Completion of the first houses was expected to be the end of 2016. Other parcels surrounding this site were owned by other developers and KBC has had discussions with them. Submission for development was expected within six months to a year.</p> <p>Taylor Wimpey</p> <p>Parcel R19: Application KET/2013/0314 approved for 167 homes and associated works. The homes cannot be occupied until Access E is completed, this was delayed. It was expected that the housing delivery would coincide with the delivery of access E – summer 2017.</p> <p>Persimmon</p> <p>Parcels R23 and R26: Application KET/2013/0232 for 332 dwellings approved subject to the signing of a legal agreement. Due to changes in</p>			

	<p>circumstances and the adoption of the North Northamptonshire Joint Core Strategy earlier this year, the application will need to return to committee. Access F works were due to start potentially early 2017. There were a few pre-commencement conditions that need discharging before housing delivery can commence.</p> <p><u>Infrastructure:</u></p> <p>Access D – Warkton Lane/Deeble Road Works were nearly complete.</p> <p>Access E – Barton Road/Warkton Lane Start date yet to be set</p> <p>Access F - Into site from J10 A14/Barton Road. Due to commence Autumn 2017</p> <p>Temporary Road to Hayfield Cross School Approved at committee on 4th October 2016</p> <p><u>Highway Programme Update Barton Road Corridor:</u></p> <p>Woodlands Avenue S278 was near completion. Likely to start in November 2016.</p> <p>Wicksteed Park/ Barton Road /Windmill Avenue Junction Design details were being worked on.</p> <p>Junction of Windmill Avenue and Deeble Road (Little C) NCC was to carry out these works in early 2017, enlarging existing roundabout subject to funding.</p> <p>Junction 10/A6 Update (Roxhill) Works to the A6 realignment were underway.</p>			
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	<p>Link road connection between School and Access E road</p> <p><u>Major Infrastructure Update:</u></p> <p>Strategic Drainage Anglian Water</p> <p>Junction 10A including A6 link</p> <p>Health Provision</p>	<p>No date set</p> <p>Works were started earlier this year and were due for completion by March 2017.</p> <p>Highways England were to deliver the junction and road between 2020 and 2025</p> <p>The Health Study was due to report by the end of August 2016. Therefore a reviewed timetable was being worked on by the consultants.</p>		
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<p>16.EKLF.18</p>	<p><u>QUESTIONS</u></p> <p>Q. What is the current thinking regarding Pytchley Road/Barton Road/London Road Junction?</p> <p>Q. Can we have Cranford traffic calming listed for the next forum?</p> <p>Q. The junction of St Botolphs Road with Barton Road is within a 40 mph speed limit. Has this junction been considered within the proposed junction modifications for Barton Road?</p> <p>Q. There have been reports of dump trucks driving through Warkton village, where there is a 7.5 ton weight limit</p>	<p>A. The works are not proceeding at the moment. There are capacity issues that need to be sorted and different options looked at to resolve these. Also the technical work needs to be done and land ownership issues need to be bottomed out. When all this work is done we can start on a detailed design for the junction. At the moment there is no funding available to undertake these works.</p> <p>A. Noted to be added to the next agenda</p> <p>A. Works are to be undertaken for this junction. Highways are currently waiting to hear from Redrow to get the legal agreements sorted out. Also there are other bits of associated work required for this junction that are to be undertaken by the East Kettering development. We will take this away and look into it further.</p> <p>A. We have tried to monitor the situation as we have received a number of reports in regard to the movements of dumper trucks. Checks have been made on different days and at differing times of the day but we have been unable to pin the matter down to a specific development site. Enquiries</p>	<p>Chris Bond</p>	
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	<p>Q. Turning right out of Warkton Lane onto Barton Road has become increasingly difficult. Two years ago there was a bad car accident at this junction, as a result of a speeding motorist coming up Barton Road. The date for the delivery of the improvements to this junction is still not known. A date is needed as soon as possible.</p> <p>Q. The speed limit along Cranford Road is causing problems with the access being used by Anglian Water for the drainage works. A dumper truck was recently seen to be having to reverse in and out of this access as it tried to get onto Cranford Road, because it was unable to see around the blind spot coming out of the access. Please can something be done about the speed limit?</p>	<p>have been made to all the major construction sites that are currently working in the area. Redrow, Roxhill and David Wilson Barrett's have all assured us that they are sticking to the agreed routes for the movement of vehicles associated with their individual sites. Usually if a developer is not following the agreed routes there are other evidences (such as mud on the roads being used) that show they are not complying, but this has not been found.</p> <p>A. The responsibility for change to that junction lies with funding needed from the developers and Northamptonshire County Council (NCC). These concerns are noted and current estimation for the delivery of the junction improvements (Access E) is summer 2017. We will contact the police and ask them to monitor the traffic speeds in the area.</p> <p>A. The issues concerning the speed limit were taken back to NCC Highways after the last forum and we will do so again.</p> <p>The application submitted regarding the access road for Hayfield Cross School on Parcel PS4 of the East Kettering Development, requires the speed limit to be reduced on part of Cranford Road to 30mph. Hanwood Park LLP will speak to NCC Highways</p>	<p>Adrian Arnold</p>	
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	<p>Q. The barriers that have been put in at the school to help control the dropping off of children for school and the associated parking are not working. Please can this be addressed?</p> <p>Q. At previous forums those attending have been given copies of timelines and other supporting documents. Please can these be provided again at future meetings?</p>	<p>to see if the speed limit reduction can be placed along Cranford Road to incorporate the Anglian Water Access. The permission given on Tuesday night for the school requires the speed limit to be in place within 3 months.</p> <p>NCC Highways are aware of the problem and will look into what needs to be done in terms of the Anglian Water access.</p> <p>A. It has been noted that parents and delivery vans are not adhering to the speed limits in these areas. The speed limits within the school are going to be reduced from 20mph to 10mph along the access road and from 10mph to 5mph within the compound parking area.</p> <p>A. The documents have not been provided as it was felt that to constantly give out dates for works to commence was misleading. To date none of the timeframes given have been achieved. Until Hanwood Park can begin on the ground with the roads for the development, it is impossible to give accurate information and members of the public would continue to be misled. Once Works have commenced we can introduce the documentation again.</p>	<p>Alan Wordie/ Chris Bond</p>	
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	<p>Q. There has been no mention of the Barton Road/Cranford Road junction. Traffic is now regularly backed up to the A14. What is happening?</p> <p>Q. Construction traffic is already using the Barton Road/Cranford Road junction and there is mud on the road. Can the forum confirm that this will be managed when houses commence?</p> <p>Q. The Walkway to the garden Centre on Warkton Lane is essential and should not have to wait. Please reconsider.</p> <p>Q. When is the Persimmon site due to commence building?</p>	<p>A. This junction (known as little 'g') is on the list of junctions to be examined. Detail work is yet to be completed. There will be changes done to the junction but they have not been determined as they are reliant on funding coming in.</p> <p>A. This junction will not be used in association with house building. Developers of residential parcels will be required to use Access D (Deeble Road/Warkton Lane) and Access F (to be constructed next to Junction 10). Unfortunately we do not have any control over Anglian Water as they can use whatever roads they wish to. We have asked them if they would please refrain from using Poplars Farm Road.</p> <p>A. Duly noted.</p> <p>A. This is hoped to commence this year but the developer is still looking at a number of changes and the legal agreements. Hopefully matters will fall into place this side of Christmas. There are also minor technical matters that need to be resolved.</p>		
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	<p>Q. Since the building of the roundabout at the junction of Warkton Lane/Deeble Road, traffic now turns into Deeble Road at speed. Will there be any provision at the top of Deeble Road for a pedestrian crossing?</p> <p><i>(Councillor Lynch left the meeting at 6.45pm)</i></p> <p>Q. The garden centre on Warkton Lane has reported a number of break-ins since the building works have commenced on the David Wilson Barratt site. By the time the police arrive it's too late. Can anything be done about this?</p> <p>Q. With all the development going on there is going to be a need for more doctors, GP's, nurses and District nurses. What is being done about the health infrastructure for the area?</p> <p>Q. The recent warm weather has caused a lot of dust pollution near to the David Wilson Barratt development. Once the weather turns residents have concerns that this will change to a problem with mud. Has any consideration been given to this?</p>	<p>A. Not aware of this issue. This will need to be looked into.</p> <p>A. This matter has been taken back to the police who have been asked to re-engage with the Garden centre, which they have agreed to do.</p> <p>A. In regard to the East Kettering development the study being undertaken covers all the SUE's across all of North Northamptonshire. It is looking at all the needs in regard to medical care and is likely to recommend provision of a range of facilities not just a GP practise. We believe the NHS are discussing a more co-ordinated care provision for the area. This question raises issues not just common to health but other areas too. There will be 7 to 8 people from government departments visiting next month and KBC will be able to discuss and raise a number of issues regarding external agencies and service provisions for the area</p> <p>A. The concerns with the dust have been raised with the Environmental Health team. The cause has largely been because of the weather. It has and is continuing to be monitored to ensure it</p>	<p>Chris Bond</p> <p>Martin Hammond</p>	
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	<p>Q. The David Wilson Barratt site workforce have been parking in the service road, throwing rubbish their rubbish and litter in the area as they leave at the end of the day and one person has been seen urinating in the hedge as they have left the building site.</p> <p>Q. Can the forum provide any information on how self-contained the development will be?</p> <p><i>(Mr Alan Wordie left the meeting at 7pm)</i></p> <p>Q. What will the development deliver to the local area in terms of benefits?</p> <p>Q. As it has been some time since the development was approved is it possible for the council to renegotiate a better deal for Kettering?</p>	<p>is kept to a safe level. In terms of mud we can raise this with the developers. They should have wheel washing facilities conditioned that we will be able to re-enforce with them.</p> <p>A. Workers are required to park in the compound not the service road. These matters will be looked into and sorted out as soon as possible.</p> <p>A. There are a number of detailed documents and drawings available to view on the KBC website.</p> <p>A. The Section 106 agreement is available to view on the KBC website and this document lists analysis of what the development is expected to deliver</p> <p>A. When the Section 106 was re-negotiated we structured the roof tax in such a way that it steps up over time and is index linked with inflation and building price index. This ensures that it keeps pace with rising prices over time and that value is retained within it.</p>	<p>Adrian Arnold</p>	
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16.EKLF.19	<u>ITEMS FOR NEXT MEETING</u> <ul style="list-style-type: none"> • Cranford traffic calming 			
16.EKLF.20	<u>DATE OF NEXT MEETING</u> 25 th January 2017			

(The meeting started at 6.00pm and ended at 7.03pm)

Signed

Chair

RJA