

BOROUGH OF KETTERING

EAST KETTERING LIAISON FORUM

MEETING HELD: 27th September 2018

Present :

Councillor Lloyd Bunday (Chair)
Councillors Ruth Groome, Phillip Hollobone, Clark Mitchell, Anne Lee, Shirley Stanton and Mark Rowley, (Kettering Borough Council)
Councillors Eileen Hales, MBE, and Chris Smith-Haynes (Northamptonshire County Council)
Councillors Chris Groome (Burton Latimer Town Council), Stephen Pickard (Cranford Parish Council),
Merlyn Gray (Churches Together),
Dr Tom Kelly (CPRE)
Fiona Banks (Hanwood Park Residents Association)

Also Present:

Five members of the public.

KBC Officers:

Rob Harbour and Gavin Ferries

Callum Galluzzo (Committee Administrator)

NCC Officers:

Kingsley Cook (NCC Highways)

Developers:

Alan Wordie (Hanwood Park)

Members of the Press:

None

Apologies:

Cllr Victoria Lamb (Warkton Parish Council) and Alan Davies (Persimmon Homes)

REF	Item/Issue	Response/Action	Responsibility	Timescale
18.EKLF.08	<p><u>NOTES OF MEETING HELD ON 21st JUNE 2018</u></p> <p>The notes of the meeting held on 21st June 2018 were agreed by the members of the forum as a true record of the meeting.</p>			
18.EKLF.09	<p><u>ACTIONS ARISING FROM THE NOTES OF THE LAST MEETING</u></p> <p>None</p>			
18.EKLF.10	<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 – Hanwood Park</u></p> <p>Alan Wordie of Hanwood Park LLP provided an update regarding ongoing works taking place across the Hanwood Park site.</p> <ul style="list-style-type: none"> - On site work had commenced at Junction E and F - A Collaboration agreement had been signed between Hanwood Park and David Barrett’s with 35 conditions being signed off, a 45-53 week program would follow - Contracts had also been signed for works surround the drainage system (Barton Plant) and for work and associated infrastructure at Access E and F (White Mountain). <p><u>Developer Update – David Wilson Homes/Barratts</u></p> <p>Apologies for absence were received from representatives of David Wilson Homes, in their absence a written update was provided to members which stated that:</p> <ul style="list-style-type: none"> - Work had commenced on 282 units and a 184 had been completed since construction began in late 2016. - 2018 had seen a further 70 homes sold across both developments. 			

	<ul style="list-style-type: none"> - Pedestrian access to Ridgeway Road had been opened up and was no longer restricted. - Currently in the process of constructing the Public Open Space to the bottom of the development due to be completed 2019 along with estate completion works. - To date David Wilson/Barratt Homes had paid over £2.5m in S106/rood charge payments. Due to the pace of current builds, the next quarterly contribution was likely to circa £250,000. <p><u>Developer Update – Persimmon Homes</u></p> <p>Apologies for absence were received from representatives of Persimmon Homes.</p>			
	<p><u>Highways Update</u></p> <p>Kingsley Cook of Northamptonshire Highways attended the forum and presented members with proposals for traffic calming scheme for Warkton Lane</p> <p>It was heard that scheme for the Warkton Road traffic Calming had already been approved along with the crossing point. It was also heard that that there was no protected hedgerow included within the scheme and that a 30mph gateway feature would also be included.</p> <p>It was then heard that there was two proposed options with regards to the crossing point;</p> <ul style="list-style-type: none"> - Option 1 included a pedestrian refuge area - Option 2 did not include any sort of pedestrian refuge area. <p>Gavin Ferries advised that the location of the crossing point had already been approved and that that there was no protected hedgerow included within the scheme.</p> <p>Members of the forum heard that the Highways Authority had</p>			

	<p>recommended option 1 as a safe crossing point for pedestrians and that the schemes were currently being consulted on with local residents and statutory consultees, costings and further inspections would be carried out once the consultation has been completed.</p> <p>The forum heard that the schemes had been consulted on with local residents and statutory consultees.</p> <p>Gavin Ferries advised that following consultation that option 1 had been chosen and that detailed construction design would be instructed with the intention of Northamptonshire Highways being able to deliver the scheme.</p>			
	<p><u>NCC Education Update</u></p> <p>Apologies for absence were received from representatives of NCC Education.</p>			
	<p><u>Planning Update</u> (KBC)</p> <p>Gavin Ferries provided an update relating to the developments across the East Kettering Site:</p> <ul style="list-style-type: none"> - Work was due to commence very soon on the Persimmon Homes site and this was confirmed as being before December 2018. - An application for a construction management plan had been submitted from the developer and this was made in consultation with the Hayfield Cross School. It was agreed that conditions be added to the plan that included the agreed goods delivery times as to not conflict with the school drop off and pick up times. - Works were set to commence on Access F and E, letters and public consultation documents had been sent out with construction times being conditioned as to minimise disruption to residential amenities. 			

Developer Contributions (KBC)

Rob Harbour presented a report relating to the use of developer contributions.

- To date £2,500,000 had been received from David Wilson Homes, this had been provisionally allocated as follows:
 - The design/construction of Junction (c) at Windmill Ave/Deeble Road £600,000
 - Cranford traffic calming measures £65,000
 - Repayments with regards to the loan to build the primary school at Hayfield Cross £2,000,000

- Since the last forum in June 2018, a payment for Quarter 2 2018 had been received from David Wilson Homes.

- £537,000 had been paid to the County Council toward Junction (c) works and the four repayments of the school loan, (£1,252,000) had been made to Homes England (Formerly the Homes and Communities Agency). Commitments for 2018/19 are further repayment of the school loan and Cranford gateway feature) Junction improvement works are another key priority and funds were being set aside for this purpose.

- The primary school account at mid-August 2018 stood at £4,459,359.

- The Council had attracted funds from other sources, which will enable some additional works to be progressed including that for traffic calming at Warkton Lane/St Catherine's Road and offsite junction design works.

<p>18.EKLF.11</p>	<p><u>QUESTIONS</u></p> <p>Q. What is the proposed timescale for the works on Junction E and F</p> <p>Q. There is once again, poor representation from both statutory organisations and from developers themselves; can anything be done to ensure that representation is ensured at the next forum?</p> <p>Q. Are there any pieces of equipment in place to ensure that traffic does not speed up until they are out of the 30mph zone?</p> <p>Q. We have been advised by the workers that we will no longer be able to use the footpath across the fields from Poplars Farm Road to access the school. Given that walking around is not practical given the distance with/for small children and lack of pavement (partly due to overgrown trees), please can an alternative walking route be provided whilst the works are ongoing? Especially given that walking to the school is far more sustainable than having to drive around to the school and easier with the difficulties parking and the school road.</p>	<p>A. Plans are currently being finalised but the approximate timescale for works would be between 45 and 52 weeks.</p> <p>A. Last minute apologies were received from one developer with another sending in a written update due to nonattendance. A letter will be prepared for developers to ensure attendance at future forums.</p> <p>A. There will be no additional physical features other than the ones included within the proposed plans, the majority of drivers do respect the 30mph zone</p> <p>A. Contact has been made with the developers, to ask for a timeframe for the permanent diversion of VD11 A path proposed to be created (mostly within the Taylor Wimpey housing parcel) the developer has been asked whether it would be possible for this to be made available (though it would be grass along the field boundary not a made up pavement which it is to be when finished) as an interim solution.</p>	<p>Lloyd Bunday KBC</p>	
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	<p>Q. Will there be an increase in street lighting surrounding the crossing point and proposed gateway feature?</p> <p>Q. What is the timescale for the construction of Junction E?</p> <p>Q. Are there any plans for physical speed warning signs with the traffic calming scheme?</p> <p>Q. A recent police report that was submitted to Cransley Parish Council stated that since February 2018 there had been no enforcement of the speed limit from Cranford Road to Barton Road as the temporary order has expired. As well as this it was stated that the 30mph was not enforceable due to counter information being presented to drivers. AS well as this there are concerns regarding the Cranford Gateway scheme in which the Parish Council had paid £900 to the Highways Authority. Work was still to be undertaken with regards to the project and answers were sought to determine when work would start. There are also major drainage issues within the village with regards to the bus stop.</p> <p>Q. Following recent reports from the Auditors at the County Council regarding the mismanagement of capital funds, can it be confirmed that no S106 payments were made to help minimise the county councils budget deficit?</p>	<p>A. There is no proposed increase in street lighting surrounding the traffic calming scheme.</p> <p>A. Estimated construction would take around 45 weeks to complete (includes construction of road not just access)</p> <p>A 30mph vehicle activated sign is included within the traffic calming scheme and this is fit for purpose within the parameters of the scheme.</p> <p>A. In response to the points raised, unfortunately I do not have any detailed information but am happy to relay concerns to the designer of the gateway and look at designs into resolving the drainage issue. The Highways Authority is currently assessing the likelihood of Persimmon Homes work taking place south of the Hayfield Cross school as this would include a new site access and pedestrian crossing. If this was to happen then the highways authority would have grounds to change the nature of the road to an urban area thus creating a permanent speed limit order.</p> <p>A. S106 payments in relation to the East Kettering development are made straight to Kettering Borough Council. Contracts are signed and issued before any payments are transferred.</p>	<p>Kingsley Cook (NCC Highways)</p> <p>Kingsley Cook (NCC Highways)</p>	
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	<p>Q. Can adequate signage be used at any of the construction sites to ensure that drivers are aware of the hours of operation and are notified of any contact information?</p> <p>Q. Is there any work that is undertaken to ensure that other major roadworks are minimised to ensure the disruption is kept to a minimum across the town?</p> <p>Q. How much of the loan that was taken out for the Hayfield Cross School has been paid via capital and how much is interest payments?</p>	<p>A. This is something that can be looked into, this is for the Highways Authority and contractor to agree on.</p> <p>A. Coordination takes place to help minimise disruption although Water/Electricity boards have the right to access any highway to undertake works and can do with little notice.</p> <p>A. £5.5m was taken out as a loan from Homes England, at the moment £4.5m is outstanding with just over £1m being paid via capital.</p>		
18.EKLF.12	<p><u>ITEMS FOR NEXT MEETING</u></p> <ul style="list-style-type: none"> • Developer Updates • NCC Education Portfolio Holder 			
18.EKLF.13	<p><u>DATE OF NEXT MEETING</u></p> <p>6th December 2018</p>			

(The meeting started at 6.00pm and ended at 6.58pm)

Signed

Chair