

## **BOROUGH OF KETTERING**

### **EAST KETTERING LIAISON FORUM**

**MEETING HELD: 6<sup>th</sup> December 2018**

**Present :**

Councillor Lloyd Bunday (Chair)  
Councillors Linda Adams, Andrew Dutton, Ruth Groome, Phillip Hollobone, Clark Mitchell and Shirley Stanton, (Kettering Borough Council)  
Merlyn Gray (Churches Together),  
Dr Tom Kelly (CPRE)  
Fiona Banks (Hanwood Park Residents Association)

**Also Present:**

Eight members of the public.

**KBC Officers:**

Martin Hammond, Louise Holland and Gavin Ferries  
  
Callum Galluzzo (Committee Administrator)

**NCC Officers:**

Kingsley Cook (NCC Highways)

**Developers:**

Ian Troughton (Hanwood Park), Pritesh Shah (David Wilson Homes) T.Nightingale (David Wilson Homes) and Alan Davies (Persimmon Homes)

**Members of the Press:**

None

**Apologies:**

Cllrs Anne Lee and Mark Rowley, Cllr Eileen Hales (NCC), Cllr Chris Groome (Burton Latimer Town Council) Cllr Victoria Lamb (Warkton Parish Council), Stephen Pickard (Cranford Parish Council) Chris Wickens (NCC Education) and Taylor Wimpey

REF	Item/Issue	Response/Action	Responsibility	Timescale
18.EKLF.14	<p><b><u>NOTES OF MEETING HELD ON 27<sup>th</sup> September 2018</u></b></p> <p>The notes of the meeting held on 27<sup>th</sup> September 2018 were agreed by the members of the forum as a true record of the meeting.</p>			
18.EKLF.15	<p><b><u>ACTIONS ARISING FROM THE NOTES OF THE LAST MEETING</u></b></p> <p>None</p>			
18.EKLF.16	<p><b>The Timeline for Delivery, Action Plan and Infrastructure Updates were given verbally and in a presentation to the Forum as follows:</b></p> <p><b><u>Developer Update – Hanwood Park</u></b></p> <p>Ian Troughton of Hanwood Park LLP provided an update regarding ongoing works taking place across the Hanwood Park site.</p> <ul style="list-style-type: none"> <li>- Significant progress has been made on the drainage pond on site. Approximately 4 weeks of works remains on this project with handover due to take place mid-January 2019</li> <li>- Two letter drops to residents had been made following the contract award for Junction E</li> <li>- Works on site including major earthworks and drainage works were on going and due to last approximately 6 weeks</li> <li>- Legal agreements have been finalised for Junction F and discussions were ongoing with Northants Highways with regards to road space bookings.</li> <li>- Access E was due for completion October 2019 subject to weather conditions</li> <li>- A Road Closure on Cranford Road will need to be put in place for a minimum of 6 weeks subject to agreement with NCC Highways to allow major drainage works to take place.</li> </ul>			

**Developer Update – David Wilson Homes/Barratts**

Pritesh Shah of David Wilson Homes attended the forum and gave an update relating to Parcels R7, R9 & R10

- To date construction had been started on 230 properties within the Warkton Lane/Deeble Road site.
- 87 properties had been sold throughout 2018 across both developments
- Pedestrian access had been opened at the end of Ridgway Road.
- To date David Wilson Homes had contributed over £2.5 million through S106 contributions.
- The on-site public open space was currently being developed and work was ongoing

**Developer Update – Persimmon Homes**

Alan Davies of Persimmon Homes provided an update of ongoing works in relation to the landscaping and design works on the Persimmon site.

It was heard that a recent reserved matters application had been approved by the planning authority and that contractors had been appointed to begin work on the necessary ground work and drainage works.

It was also heard that as part of the application, a construction management plan had also been agreed and approved and that contractors would have to work to certain conditions in relation to delivery times and traffic management plans.

Access for the site was due to be provided approximately March 2019 subject to discussions with Hanwood Park with the first dwelling due for completion May 2019.

**Developer Update – Taylor Wimpey**

Apologies for absence were received from representatives of Taylor Wimpey.

	<p><b><u>Highways Update</u></b></p> <p>Kingsley Cook of Northamptonshire Highways attended the forum and gave an update relating to off-site junctions.</p> <p>It was heard that a pre start meeting had taken place and necessary traffic management plans agreed in relation to Junction E, works were due to commence in January 2019 subject to a road space booking.</p> <p>Discussions were continuing with Hanwood Park &amp; Persimmon Homes with regards to Junction F and works along Cranford Road, approved drawings had been submitted and work was being undertaken towards the legal agreements.</p> <p>Outstanding works for the Cranford Gateway were due to commence Friday 14<sup>th</sup> December 2018 and works for the Warkton Traffic Calming scheme were due to commence Summer 2019.</p>			
	<p><b><u>NCC Education Update</u></b></p> <p>Apologies for absence were received from representatives of NCC Education.</p>			
	<p><b><u>Planning Update</u></b> (KBC)</p> <p>Louise Holland provided an update relating to the developments across the East Kettering Site:</p> <ul style="list-style-type: none"> <li>- Legal agreements had been signed with Persimmon Homes and their detailed permission issued..</li> <li>- As part of the agreement Persimmon Homes would provide an upfront payment for improvement works at the Cranford/Barton Road Junction.</li> <li>- A Construction management plan had also been agreed with the developer which contained the working hours along with delivery times for goods vehicles and necessary contact information for local residents.</li> </ul>			

	<ul style="list-style-type: none"> <li>- Taylor Wimpey had recently had a planning application approved which related to larger parking garages on their site and minor changes to house detailing.</li> <li>- Variation of conditions application has been determined and permission issued. This brings the application in line with national and local planning policy and is an improvement over current energy standards of dwellings.</li> <li>- Initial discussions with Hanwood Park around a future application that will enable detailed schemes for each development parcel to come in for later phases.</li> <li>-</li> </ul>			
	<p><b><u>Developer Contributions (KBC)</u></b></p> <p>Louise Holland presented a report relating to the use of developer contributions.</p> <ul style="list-style-type: none"> <li>- To date £2,800,000 had been received from David Wilson Homes, this had been provisionally allocated as follows: <ul style="list-style-type: none"> <li>▪ The design/construction of Junction (c) at Windmill Ave/Deeble Road £600,000</li> <li>▪ Cranford traffic calming measures £65,000</li> <li>▪ Repayments with regards to the loan to build the primary school at Hayfield Cross £2,000,000</li> </ul> <p style="margin-left: 40px;">It was noted that Q4 2018 roof charge was due for payment following the meeting.</p> </li> <li>- Since the last forum in September 2018, a payment for Quarter 3 2018 had been received from David Wilson Homes.</li> <li>- £537,000 had been paid to the County Council toward Junction (c) works and the six repayments of the school loan, (£1,511,000) 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.</li> </ul>			

	<ul style="list-style-type: none"> <li>- The primary school account at mid-November 2018 stood at £4,255,194.82.</li> <li>- 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.</li> </ul>			
<p><b>18.EKLF.17</b></p>	<p><b><u>QUESTIONS</u></b></p> <p>Q. At what point will Cranford be closed at during the works associated with drainage.</p> <p>Q. Is there a way for members to receive a breakdown with regards to the size of dwellings on the DWH/Barratts site?</p> <p>Q. There has been significant damage to the road and driveways located along Cranford Road, this has been caused by heavy construction traffic using these as turning points. On site managers have been made aware following a complaint</p> <p>Q. Heavy construction vehicles have been observed using the Cranford Road during peak times, this is unacceptable due to the additional traffic associated by the school.</p> <p>Q. There has been discussions and rumours regarding the adoption of the roads at Bertone Manor, there is a lack of junction markings which has led to a number of near misses and collisions. Misleading information seems to have been circulated from one of the developers.</p>	<p>March 2019 at the earliest. More information to be provided at the next forum. NCC approval will be needed for any closure.</p> <p>A breakdown will be provided for the next forum.</p> <p>Persimmon to talk to the resident directly.</p> <p>Persimmon to action.</p> <p>DWH/Barratts to provide an update at the next forum.</p>	<p>Hanwood Park</p> <p>DWH</p> <p>Persimmon Homes</p> <p>Persimmon Homes</p> <p>DWH</p>	

	<p>Q. Can anything be done to ensure road markings are put in place within the DWH/Barratts site or does this have to wait for the completion of the adoption process?</p> <p>Q. Has any work or discussions taken place regarding the proposed medical centre at the East Kettering development?</p> <p>Q. Are there works planned at J10?</p> <p>Q. Is there any start date or idea for the District Centre Facilities?</p> <p>Q. Can you confirm when the Cranford Road closure will take place and for how long the works will take?</p>	<p>As above.</p> <p>Initial discussions with health partners have taken place but no definitive proposals as of yet.</p> <p>Works have been carried out by Roxhill.</p> <p>Not as of yet. The District centre should be provided as per the planning permission.</p> <p>March 2019 at the earliest. More information to be provided at the next forum. NCC approval will be needed for any closure.</p>	<p>DWH</p> <p>KBC</p> <p>NCC Highways</p> <p>Hanwood Park</p> <p>Hanwood Park</p>	
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	Q. Is there any progress on the Secondary School?	Understand that there is some very early stage interest from potential interested School operators but this is pre-design/pre-planning stage. NCC Education may be able to provide more detail at next EKLf.		
18.EKLf.18	<b><u>ITEMS FOR NEXT MEETING</u></b> None			
18.EKLf.19	<b><u>DATE OF NEXT MEETING</u></b> 21 <sup>st</sup> March 2019			

*(The meeting started at 6.00pm and ended at 6.45pm)*

Signed .....

Chair