

**BOROUGH OF KETTERING**  
**EAST KETTERING LIAISON FORUM**  
**MEETING HELD: 20<sup>th</sup> June 2019**

- Present :** Councillor Lloyd Bunday (Chair)  
Councillors Linda Adams, Andrew Dutton, Ruth Groome, Phillip Hollobone, Anne Lee, Clark Mitchell, Mark Rowley and Shirley Stanton (Kettering Borough Council)  
Councillors Eileen Hales, Victoria Perry and Chris Smith-Haynes (Northamptonshire County Council)  
Councillors Chris Groome (Burton Latimer Town Council), Stephen Pickard (Cranford Parish Council), Victoria Lamb (Warkton Parish Council)  
Dr Tom Kelly (CPRE)  
Fiona Banks (Hanwood Park Residents Association)
- Also Present:** Twelve members of the public.
- KBC Officers:** Martin Hammond, Louise Holland and Gavin Ferries  
Callum Galluzzo (Committee Administrator)
- NCC Officers:** Kingsley Cook and Paul Richmond (NCC Highways)
- Developers:** Ian Troughton (Hanwood Park)
- Members of the Press:** None
- Apologies:** Councillor Jan Smith (Kettering Borough Council)  
Chris Wickens (NCC Education)  
Persimmon Homes

REF	Item/Issue	Response/Action	Responsibility	Timescale
19.EKLF.01	<p><b><u>ELECTION OF CHAIR AND APPOINTMENT OF DEPUTY CHAIR</u></b></p> <p><b>RESOLVED</b> that Councillor Lloyd Bunday be elected Chair and Councillor Victoria Lamb be appointed Deputy Chair of the Forum</p>			
19.EKLF.02	<p><b><u>NOTES OF MEETING HELD ON 21<sup>st</sup> MARCH 2019</u></b></p> <p>The notes of the meeting held on 21st March were agreed by the members of the forum as a true record of the meeting.</p>			
19.EKLF.03	<p><b><u>ACTIONS ARISING FROM THE NOTES OF THE LAST MEETING</u></b></p> <p>None</p>			
19.EKLF.04	<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>- Utility works was currently being undertaken with water, gas and electrical utilities to be installed over the coming months.</li> <li>- The service diversion will be completed in the coming months.</li> <li>- The Warkton Lane Service distribution had been completed successfully.</li> <li>- Discussions were currently being had with the Highways Authority with regards to applying for night time closure for re-surfacing works for some time around October, more details are to follow.</li> </ul>			

	<p><b><u>Developer Update – Persimmon Homes</u></b></p> <p>Apologies for absence were received from representatives of Persimmon Homes however an update was provided which stated that;</p> <ul style="list-style-type: none"> <li>- The first occupation was due to be completed towards the end of June 2019</li> <li>- 10 houses were due to be built per month during the programme</li> <li>- Cranford Road works are due to be completed late July 2019.</li> </ul>			
	<p><b><u>Highways Update</u></b></p> <p>Kingsley Cook and Paul Richmond of Northamptonshire Highways attended the forum and gave an update relating to off-site junctions.</p> <p>Members of the forum heard that following a recent inspection it was confirmed that the speed limit sign located on Warkton Lane was set appropriately and was triggering at the correct vehicle speed.</p> <p>It was also heard that a weekly notification of road works being undertaken within the County were being distributed to the Borough Council including details, locations and contact information should issues arise.</p> <p>A Road Stage Audit was being carried out in relation to the Redrow works (islands and St. Botolph's Road/Barton Road junction).</p> <p>An update with regards to the Warkton Lane Traffic Calming was provided which stated that the highways authority were currently awaiting cost estimates from the contractors and that work was scheduled to be undertaken at towards the end of 2019 depending on available road space booking.</p> <p>Works at the Cranford Road/Barton Road junction are due to start in the summer school holidays.</p>			
	<p><b><u>NCC Education Update</u></b></p>			

	<p>Apologies for absence were received from representatives of NCC Education however an update was provided which stated that NCC were working closely with Hanwood Park with regards to repairs on the access road to the school.</p> <p>Half term meetings had been taking place to ensure any issues with the access road were resolved during the schools half term.</p> <p>A permanent internet connection was due to be installed over the summer holidays.</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>- Discussions were taking place with Hanwood Park with regards to new outline planning permission for the East Kettering site as the current permission has conditions which require the reserved matters (detailed elements) to be submitted for approval by 31 March 2020.</li> <li>- Discussions had also taken place with regards to bringing forward the next parcels for development. The focus for development was currently the next residential developments.</li> <li>- There was a variety of planning in early stages and more details will be brought back to members of the forum in future.</li> </ul>			
	<p><b><u>Developer Contributions</u></b> (KBC)</p> <p>Louise Holland presented a report relating to the use of developer contributions and provided the forum with an update relating to the developments across the East Kettering Site:</p> <ul style="list-style-type: none"> <li>- To date £4,200,000 had been received from developers 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> </ul> </li> </ul>			

	<ul style="list-style-type: none"> <li>▪ Repayments with regards to the loan to build the primary school at Hayfield Cross £2,663,000</li> <li>▪ Construction of Junction (g) Cranford Road/Barton Road £880,000</li> </ul> <p>- A Contribution of £880,000 had been received from Persimmon Homes which was to be used to deliver the junction improvement works at Cranford Road/Barton Road (Junction g).</p> <p>- Since the last forum in March 2019, a payment for Quarter 1 2019 had been received from David Wilson Homes.</p> <p>- £537,000 had been paid to the County Council toward Junction (c) works and the eight repayments of the school loan, (£2,261,000) had been made to Homes England (Formerly the Homes and Communities Agency) and £65,000 for Cranford village traffic calming including gateway feature. Commitments for 2019/20 at this time are further repayments of the school loan. Junction improvement works are another key priority and funds are being set aside for this purpose.</p> <p>- The primary school account end 31<sup>st</sup> May 2019 stood at £3,651,118.44.</p> <p>- 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.17	<p><b><u>QUESTIONS</u></b></p> <p>Q. Is there a contingency plan in place if works are not completed in time within the summer holidays on Cranford road/Barton road?</p>	<p>A. The contractors are currently working a 6-day week to ensure that works will be done as soon as possible, there will be time at the back of the schedule should the programme overrun.</p>		

	<p><u>Q.</u> Why was Cranford Road closed before needed? It was closed at least a week before any activity started. Keeping it open for that week would have benefited the community.</p> <p>Q. Can we have an update with regards to the ongoing works at Cranford Road</p> <p>Comments were received regarding the road closure of Cranford Road, it was heard that the cost and effect of the road closure to residents had not been taken into consideration and that the road closure and consequent diversions had been managed badly.</p> <p>Q. What compensation is available in lieu of the additional costs that residents have incurred due to the closure at Cranford Road? Can work be undertaken in Cranford to repair footpaths/drains as a form of compensation?</p> <p>Members discussed the possibility of a gesture of goodwill as a basis for compensation and that a formal response would be required to confirm or reject the proposal. It was agreed by the Highways Authority and Developer that discussions would be had with regards to this point.</p>	<p>A. The closure order and publicity/communications set out the closure would start from 17<sup>th</sup> April. The developer considered that keeping the road open beyond that date would cause confusion.</p> <p>A. Work has been ongoing with a major part of the drainage being completed, work is due to start on the southern side of the road imminently, diversions are complete and road crossing also in place. Work is on track and due to be completed by the 20<sup>th</sup> August.</p> <p>A. Unfortunately there is no mechanisation for compensation and that any voluntary works would be doubtful as to whether they can be undertaken. The developer and Highways Authority shall provide further comment on the issue of compensation/voluntary works .</p>	<p>Hanwood Park</p> <p>Hanwood Park / NCC Highways</p>	
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	<p>Q. When will work commence along Barton road which will see it become a one-way traffic flow?</p> <p>Q. There needs to be an emphasis on construction going forward to ensure that the development is a sustainable urban extension as it was originally planned.</p> <p>Q. Is there any update as to when work will commence on the community buildings included on the development?</p> <p>Q. Is there any further update on the upcoming secondary school as there is a severe shortage of secondary school places within the county?</p> <p>Q. what is the current progress towards the new medical facilities for the East Kettering site? Social care also needs consideration.</p>	<p>A. Work will begin on the 24<sup>th</sup> July and will take place over 6 weeks until roughly the 1<sup>st</sup>/2<sup>nd</sup> September 2019.</p> <p>A. There is potential going forward for discussions with developer to be had. Regulations and legislations for energy efficiency has changed since the start of the project and the KBC has to work within national policies and frameworks.</p> <p>A. The current focus is on the residential elements however discussions have taken place with regards to the nature and delivery of the open spaces and community buildings, so they are coming forward in along with residential developments. .</p> <p>A. The trigger for the secondary school to be built remains the same and the Borough Council is aware of discussions that have taken place with the Department of Education. Discussions are currently taking place regarding a balance of funding with the site.</p> <p>A. The NHS and its associated organisations are aware of the provision for a medical facility within the site. They are currently considering their plans for the future and will</p>	<p>NCC Highways</p>	
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	<p>Q. Access E area has a service cover which has dropped – can this be checked.</p> <p>Q. Can the Cranford Road pavements and drains be checked as they appear to be in need of repairs and improvements?</p> <p>Q. People are parking on Ridgway Road to access the site and this is causing issues, also issues with dog fouling.</p>	<p>consider what type of facility will be needed.</p> <p>A. NCC Highways to check on site works</p> <p>A. NCC Highways to check as existing drains and footway</p> <p>A. Specific question beyond the scope of the Forum, however, email received 20/06/19 on same point from member of the public. To be dealt with via direct response to the individual. NB. Email response sent 24/06/19</p>	KBC Actioned	
<b>18.EKLF.18</b>	<p><b><u>ITEMS FOR NEXT MEETING</u></b></p> <p>- Update on other off-site junctions</p>			
<b>18.EKLF.19</b>	<p><b><u>DATE OF NEXT MEETING</u></b></p> <p>19<sup>th</sup> September 2019</p>			

*(The meeting started at 6.00pm and ended at 7.15pm)*

Signed .....

Chair



CJG