

BOROUGH OF KETTERING
EAST KETTERING LIAISON FORUM

MEETING HELD: 3rd October 2019

Present :

Councillor Lloyd Bunday (Chair)
Councillors Andrew Dutton, Ruth Groome, Mark Rowley and Shirley Stanton (Kettering Borough Council)
Councillors Eileen Hales and Victoria Perry (Northamptonshire County Council)
Councillors Chris Groome (Burton Latimer Town Council),
Dr Tom Kelly (CPRE)
Fiona Banks (Hanwood Park Residents Association)
Merlyn Gray (Churches Together)

Also Present:

Twelve members of the public.

KBC Officers:

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

NCC Officers:

Kingsley Cook (NCC Highways) and Chris Wickens (NCC Education)

Developers:

Ian Troughton and Vittorio Davilo (Hanwood Park), Pritesh Shah and Tom Nightingale (David Wilson Homes), Lucy Walden (Persimmon Homes)

Members of the Press:

None

Apologies:

Councillors Linda Adams, Anne Lee, Phillip Hollobone and Clark Mitchell (Kettering Borough Council)
Councillor Chris Smith-Haynes (Northamptonshire County Council)
Councillor Stephen Pickard (Cranford Parish Council)

REF	Item/Issue	Response/Action	Responsibility	Timescale
19.EKLF.20	<p><u>ACTIONS ARISING FROM THE NOTES OF THE LAST MEETING</u></p> <p>None</p>			
19.EKLF.21	<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>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"> - Works were progressing with regards to the surfacing of the western side of the carriage way but further unforeseen service works needs to be undertaken due to the lowering of certain areas of the road. - Access E works are due to be completed subject to ongoing surface work in December 2019, although it was reported that due to a potential embargo put in place by NCC over the festive period this may be pushed back to January 2020. - Initial works have been carried out at Access F with telecom diversionary works. BT services had caused a slight delay due to their diversion of services. - Other works had been completed at Cranford Road following the 20th August deadline which was met prior to the school opening. - Gas works are due to commence on the 20th October - Discussions were currently taking place with developers with regards to the installation of a footpath link across the parcels, significant drainage and landscaping work was required before any further action can take place. <p>It was noted that the temporary closures and diversions were dealt with by Northants County Council Highways Department. To date these had not been successfully joined up so the planning authority have requested that they be included with the new outline application.</p> <p>In addition it is advised that the requirement is within the adopted Scoping Opinion in regards to Transport & Access which states;</p>			

	<p>This chapter must also consider public rights of way and usability of these routes, including the within the mitigation chapter consideration of providing alternative routes. The mitigation measures must cover construction periods of the development and that these routes will be maintained and/or that alternative routes will be provided within the site.</p> <p><u>Developer Update – David Wilson Homes/Barratts</u></p> <p>Pritesh Shah and Tom Nightingale of David Wilson Homes attended the forum and gave an update relating to Parcels R7, R9 & R10</p> <ul style="list-style-type: none"> - To date construction had been started on 346 properties within the Warkton Lane/Deeble Road site. - 308 properties had been completed since construction began on the site in 2016. - Sales remain strong across both developments with 64 homes being sold since the start of 2019. - Over £2.5 Million had been paid in S106 payments to Kettering Borough Council - A Reserved matters scheme was due to be submitted to Kettering Borough Council in the coming months <p><u>Developer Update – Persimmon Homes</u></p> <p>Lucy Walden of Persimmon Homes attended the forum and gave an update relating to construction across the Persimmon site</p> <ul style="list-style-type: none"> - To date there were 16 occupations across the Persimmon site - It was projected that 10 units per month would be constructed at the current rate - £1.5 Million had been paid in S106 payments to Kettering Borough Council - Cranford Road works had been completed apart from the installation of street lighting which was due to take place imminently to connect the system to the main network. 			
	<p><u>Highways Update</u></p>			

	<p>Kingsley Cook of Northamptonshire Highways attended the forum and gave an update relating to off-site junctions.</p> <p>An update with regards to the Warkton Lane Traffic Calming was provided which stated that the project would be completed in early 2020 once works have been completed on neighbouring roads to minimise disruption to the road network. Final costings were to be confirmed which would be delivered using S106 funding.</p> <p>It was confirmed that works in Cranford Village had been carried out and that design work had commenced on off site cycle paths between Junction 10 of the A14 and the end of the existing cycle path on St Botolphs road.</p> <p>Initial works in relation to a number of off site junctions continued but to date no timescales were available, once confirmed more details would be provided to members of the forum.</p> <p>A Stage 3 safety audit had also been carried out in relation to the junction realignment work at Cranford Road. Guard rails and resurfacing had also been installed due to safety concerns at the school.</p>			
	<p><u>NCC Education Update</u></p> <p>Chris Wickens of Northamptonshire County Council Education provided an update with regards to ongoing works to the Hayfield Cross School site.</p> <ul style="list-style-type: none"> - The last inspection with regards to the temporary road has taken place on the 30th September 2019 with representatives from NCC and the school highlighting areas that needed urgent attention. Contractors will be undertaking the relevant surface works during the School Holidays to minimise disruption. - Northamptonshire County Council reiterated its obligation to supporting the school including the installation of permanent internet facilities which would be taking place in the future. - Discussions had taken place with local education providers regarding the secondary school planned for the East Kettering development 			

	<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"> - 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. - As part of future planning submissions to the Planning Authority, a scoping report is to be request in which local/ national statutory consultees will be asked regarding whether or not the prospective planning permission will be likely to have any environmental impact 			
	<p><u>Developer Contributions</u> (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"> - To date £4,300,000 had been received from developers this had been provisionally allocated as follows: <ul style="list-style-type: none"> ▪ The design/construction of Junction (c) at Windmill Ave/Deeble Road £600,000 ▪ Cranford traffic calming measures £70,000 ▪ Repayments with regards to the loan to build the primary school at Hayfield Cross £3,661,000 ▪ Construction of Junction (g) Cranford Road/Barton Road £686,000 - 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). - Since the last forum in March 2019, a payment for Quarter 2 2019 had been received from David Wilson Homes. 			

	<ul style="list-style-type: none"> - £537,000 had been paid to the County Council toward Junction (c) works and the eight repayments of the school loan, (£2,661,000) 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. - The primary school account end 31st August 2019 stood at £3,267,995.84. - 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.22</p>	<p><u>QUESTIONS</u></p> <p>Q. There is real safety concerns associated with the Cranford Road Realignment as it is in close proximity to the track</p> <p>Q. When works are carried out across the development and on significant junctions can these be done outside of peak times to avoid major disruption on the roads?</p> <p>Q. Who is responsible for the temporary Traffic Lights on Barton Road? Several houses have driveways leading onto Barton Road which causes delays and backlogs with vehicles, can anything be done to delay the changing of the lights?</p>	<p>A. A Stage 3 safety audit was conducted by NCC Highways which highlighted no safety issues, the current works provide better visibility for the junction.</p> <p>A. NCC had a duty to ensure that the road network is moving as efficiently as possible and any future works would be done in a way to minimise disruption</p> <p>A. The Developer and the subsequent contractor are responsible for the traffic management systems in place on Barton Road. There has to be a fine balance between allowing enough time for traffic to move along the route and for drivers not to queue jump</p>	<p>Hanwood Park / NCC Highways</p>	

	<p>Q. Can more guard rails be provided along the school route as there is several dangerous obstacles and banks that could cause harm should a child fall into them?</p> <p>Q. Chevron vehicles that monitor the traffic management system do so with their engines running, can this be fed back?</p> <p>Q. I am disappointed at the lack of progress with the footpath to the school , this needs to be treated as a priority as we were promised that the path would be installed by September</p> <p>Q. Once the main link road has been constructed to the school, will the existing link track remain open to avoid parents/pupils having to walk further to the school through the new estate?</p>	<p>A. Due to budgetary issues NCC are unable to accommodate the installation of any further guard rails so KBC has paid for the installed railings from s106 contributions</p> <p>A. This will be fed back to the developer/contractor</p> <p>A. The proposed footpath is in the boundary of the Taylor Wimpey development and so there is a major ditch that needs works doing before any path can be installed.</p> <p>KBC Comment: the footpath does not need to go through the Taylor Wimpey parcel and Elected Members and Officers are pushing the developer to deliver this at the earliest opportunity.</p> <p>A. The current license for the temporary road is soon to expire and is in the hands of the developer . However pedestrian use for the temporary road can be looked into.</p>	<p>Hanwood Park</p> <p>NCC Education</p>	
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	<p>Q. What is the current estimated timescale for the delivery of the Secondary School?</p> <p>Q. Is a Free School the preferred about for Northamptonshire County Council?</p> <p>Q. Within the David Wilson Homes Development, there are no road markings at junctions which has led to several near misses, can lines be put in place to ensure the safety of road users? Lines have also not been replaced following resurfacing works.</p> <p>Q. Has the developer started to think about the buildings that would be placed in the surrounding area of the school?</p> <p>Q. With the current thinking is there much scope for the delivery of further primary schools as part of the wider development?</p>	<p>A. The trigger for the secondary school to be built remains the same but the estimated timescale at a minimum is 5 years.</p> <p>A. There is a national agenda brought forward by the government to provide more free school places and so this will be the County Council's preferred option.</p> <p>A. Unfortunately at present the roads in the development have not been adopted by the Highways Authority. The issue will be raised with the technical engineers. DWH Update: lines should now be painted at the junctions</p> <p>A. The process has indeed started with regards to this but at present it is a long drawn out process where reasonable demand for services has to be looked at. The developer will work with KBC during this process however the developer is aware of various triggers for community facilities.</p> <p>A. At the moment there is a trigger for the delivery of a second school at 1800 units which is estimated to be delivered in 2023. There is a fine balance needed for the existing education providers in the town before further providers can be delivered.</p>	<p>DWH</p> <p>Hanwood Park</p> <p>KBC</p>	
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	Q. Is there any further progress on the delivery of Health Care facilities within the developer?	A. Discussions are currently ongoing with the NHS but at the moment the local NCCG have not made any comments or commitments as to what facilities will be introduced to the development. An NHS official will be invited to a future meeting of the forum to provide members with an update.		
18.EKLF.23	<u>ITEMS FOR NEXT MEETING</u> - Update on other off-site junctions			
18.EKLF.24	<u>DATE OF NEXT MEETING</u> 2020			

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

Signed

Chair