

BOROUGH OF KETTERING

EAST KETTERING LIAISON FORUM

MEETING HELD: 13th February 2020

Present :

Councillor Lloyd Bunday (Chair)
Councillors Andrew Dutton, Ruth Groome, Anne Lee, Clark Mitchell, Mark Rowley (Kettering Borough Council)
Councillors Eileen Hales, Chris Smith-Haynes and Victoria Perry (Northamptonshire County Council)
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)
Merlyn Gray (Churches Together)

Also Present:

Eleven members of the public.

KBC Officers:

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

NCC Officers:

Kingsley Cook, Paul Richmond (NCC Highways) and Chris Wickens (NCC Education)

Developers:

Alan Wordie (Hanwood Park) and Lucy Walden (Persimmon Homes)

Members of the Press:

None

Apologies:

Councillors Linda Adams, Anne Lee, Phillip Hollobone and Clark Mitchell (Kettering Borough Council)

REF	Item/Issue	Response/Action	Responsibility	Timescale
19.EKLF.25	<p><u>ACTIONS ARISING FROM THE NOTES OF THE LAST MEETING</u></p> <p>None</p>			
19.EKLF.26	<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"> - Access E works had been completed with resurfacing works having been completed prior to Christmas 2019. - Regarding Access F works, Telecom utility diversionary works had been completed. Road connections and the removal of the 1 way traffic flow was due to be removed in Early March 2020. - Archaeological works were due to be carried out on land parcels R20 and R21. - Work was also due to commence on Parcel R25 which would allow work to be carried out with regards to the main spine road of the site. <p>It was also noted that following concerns regarding the accessibility of the Hayfield Cross School by pedestrians, a temporary rural footpath is due to be installed that would successfully connect the current Taylor Wimpey site with the Primary School. The pedestrian footpath was due to be enclosed to protect pedestrians from any construction traffic to ensure all health and safety measures are followed.</p> <p><u>Developer Update – David Wilson Homes/Barratts</u></p> <ul style="list-style-type: none"> - Not Present <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 65 occupations across the Persimmon site - It was projected that 10 units per month would be constructed at the current rate - £2 Million had been paid in S106 payments to Kettering Borough Council 			
	<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>It was reported that construction of Access E had been completed and that a stage 3 road safety audit was due to take place imminently. From this recommendations would be made based on the operation of the junction.</p> <p>Works to junction d and e were due to commence in the Autumn 2020 and that Redrow Homes were due to complete the signalisation at Barton Road once a road space booking had been completed and confirmed.</p> <p>An update was then provided to members regarding traffic calming works on Warkton Road. Construction on the traffic calming measures was due to commence in the Autumn 2020 and NCC Highways was currently awaiting final costings surrounding the project. Drainage works were also due to commence in Cranford in April 2020.</p> <p>Paul Richmond of Northamptonshire Highways also attended the forum and gave a brief presentation regarding design work that had been carried out in relation to junction d and e.</p> <p>It was heard that the works would include an increase into the current size of the junctions which would help increase the capacity for road infrastructure. As part of the works trees would have to be removed but would be replaced in other locations. The forum was informed that works were due to last between 10-12 weeks commencing September 2020.</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"> - It was reported that the access road had deteriorated over the Christmas period and so following on from this NCC had commissioned work to stabilise the condition of the road. Bi weekly remedial works were to take place to the end of March where a review would take place. - A physical and permanent broadband connection had been established to the school as previously requested. 			
	<p><u>Planning Update</u> (KBC)</p> <p>Louise Holland provided an update relating to the developments across the East Kettering Site:</p> <ul style="list-style-type: none"> - Discussions were taking place with David Wilson Homes and Barratts regarding parcels of land adjacent to current developments. It was heard that applications were currently being considered and amendments had been requested by the planning authority from the developers. - Future applications including applications for more residential parcels and central and formal opens spaces were due to be submitted imminently. Applications were also due imminently with regards to the central spine road through the development. 			
	<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 £5,900,000 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/gateway/drainage works £70,000 ▪ Repayments with regards to the loan to build the primary school at Hayfield Cross £4,261,000 ▪ Construction of Junction (g) Cranford Road/Barton Road £686,000 ▪ Kettering Town Centre Environmental Improvements £75,000 ▪ Community Development Worker £25,000 ▪ Junctions/Other works £75,000 <p>- Since the last forum in October 2019, a payment for Quarter 4 2019 had been received from David Wilson Homes and Persimmon Homes.</p> <p>- £537,000 had been paid to the County Council toward Junction (c) works and repayments of the school loan, (£4,261,000) had been made to Homes England (Formerly the Homes and Communities Agency) and £70,000 for Cranford village traffic calming including gateway feature. Commitments for 2019/20 at this time are further repayments of the school loan, payment for Cranford Road/Barton Road (junction g) junction works, Town Centre Environmental Improvements and Community Development worker.</p> <p>- The primary school account at 22nd January 2020 stood at £1,750,366.22</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>			
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Health Update (Northamptonshire CCG)

Julie Lenny, Deputy Director of Primary Care - Northamptonshire Clinical Commissioning Groups (NCCG) attended the forum and gave an update to ongoing work being undertaken by the NCCG to meet the current health needs of the county.

It was heard that from April 2020 the two existing Clinical Commissioning Groups in Northamptonshire were to be disbanded to allow for the creation of one single unitary Clinical Commissioning Group. The forum heard that the overall change had been made in order to bring together health and social care services as well as to set up partnership working between organisations that would allow collaborative working to deliver services.

Members of the forum also heard that the NCCG were working to identify the needs and demands of the local population in relation to health and care services. The NCCG were operating on 4 key priorities which included:

- Urgent and Emergency Care
Collaborative work between the two main hospitals within the County (Kettering General & Northampton General) to maximise the delivery of services
- Specialist Services
Out of hospital care and specialist services that are readily available in community settings.
- Efficiencies
Scaling up and identifying efficiencies to maximise resources including workforce numbers and working with local planners to put health services in and around the growth of the population
- Primary Care Networks
Encouraging local practises to exercise collaborative working in order to maximise services and coverage.

<p>18.EKLF.27</p>	<p><u>QUESTIONS</u></p> <p>Q. Are Hanwood Park able to confirm what works are currently being carried out on the land opposite Cranford Road?</p> <p>Q. Is there a set time for when the path will be installed by?</p> <p>Q. Can you confirm what will happen to parcels R20/R21 once the archaeological works have been carried out?</p> <p>Q. Will the temporary footpath to the school be wide enough to allow for both pedestrians and cycles?</p> <p>Q. The hedge on Cranford Road that borders the Persimmon development is severely overgrown and needs to be trimmed?</p> <p>Q. Can you confirm who would pay for the resurfacing of the roads which had been severely damaged by heavy goods/construction traffic?</p>	<p>A. Work is currently being undertaken to level the site including transferring soil as a form of advance planning as this site would incorporate future open space/playing pitches.</p> <p>A. There is no definitive date for the temporary footpath as this relies on working being undertaken by Taylor Wimpey. Summer/Autumn 2020 is the current target.</p> <p>A. Those particular parcels of land are likely to come forward for housing, there are no planning applications currently in but these are likely to be submitted by the end of March 2020.</p> <p>A. The temporary access can be widened to allow for path pedestrians and cyclists so this will be investigated thoroughly.</p> <p>A. As the Developer is responsible for these works, this will be fed back and actioned as necessary</p> <p>A. Any remedial works carried out as a result of damage caused by construction traffic would be</p>	<p>Hanwood Park</p> <p>Persimmon Homes</p>	
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	<p>Q. Are there any fines or schemes in place where developers could be fined due to late completions?</p> <p>Q. There seems to be a problem with the Yellow Box markings at the Warkton Lane/Constable Road junction, the markings seem to be on the wrong side of the road?</p> <p>Q. Will the road safety audit be carried out for junction E under existing road conditions or after the road returns to a two way system?</p> <p>Q. Why has construction of junction d and e been scheduled for September as there are a number of different educational facilities in the area which would be negatively effected by the roadworks?</p> <p>Q. It is massively unfortunate to be removing trees as part of the works for East Kettering as the site is supposed to be a sustainable urban development.</p>	<p>administered and paid for by the Highways Authority.</p> <p>A. This is not something that is in place within Northamptonshire.</p> <p>A. Current law restricts where the Highways Authority can place road markings and due to legislation the yellow box markings can not go across the entire length of the road.</p> <p>A. The road safety audit will be carried out under the existing road conditions</p> <p>A. Wicksteed Park whose main entrance is just off from junction e have their peak season during the Summer months and so to minimise congestion during this time the decision was taken to commence work in September.</p> <p>A. A part of upcoming reserved matters applications, a major number of tree planting is to be involved. Kettering Borough Council will identify sites during Summer 2020 for when the replacement trees can be located which will include a greater number then what will be felled as part of the junction works. This planting will be paid for by S106 monies.</p>	<p>KBC</p>	
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	<p>Q. Within the school compound there is a number of fence panels that have been damaged in the recent bad weather and so they are currently posing a health and safety risk</p> <p>Q. Is there any further update on the secondary school within the East Kettering Development?</p> <p>There is an ongoing issue regarding communication from White Mountain which needs to be addressed. Communications need to be approved and kept up to date across a variety of different platforms</p> <p>Q. Are there any surgeries planned for the Hanwood Park development?</p> <p>Q. What is the trigger for the health building to be built on the East Kettering Development?</p>	<p>A. The Fence panels are due to be removed by the developer</p> <p>A. A free school bid had been submitted in September 2019 and was currently in the assessment process. Further update will be available from June 2020</p> <p>A. Traditionally patients use a GP facility but 70% of GP visits do not require services provided by a GP and can be handled by other services. Due to this models are currently being explored as to what services will be required and developing those services to meet the needs of the local population</p> <p>A. The trigger point for the health centre building stands at 1500 occupations and at the moment applications are being drawn up in line with a retail and community assessment to understand the needs of the local area.</p>	<p>Hanwood Park</p>	
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	<p>Q. There is an urgent requirement for an increase in capacity for local health care services, the new development will increase the local population by a signification percentage and so health services need to be increased to match this.</p> <p>Q. What will be the purpose of the new Community Developer role?</p>	<p>A. At the moment the NCCG are working behind the scenes to ensure that services are delivered and working to identify which services will be required going forward. The road infrastructure will be coming forward in the next 18 months and this will be a springboard for the district centre.</p> <p>A. The role will involve building a sense of community involving the different parcels of residential land. We are currently working with colleagues in the Public Services team to identify what services they will provide.</p>		
18.EKLF.28	<p><u>ITEMS FOR NEXT MEETING</u></p> <p>- None Requested</p>			
18.EKLF.29	<p><u>DATE OF NEXT MEETING</u></p> <p>2020</p>			

(The meeting started at 6.00pm and ended at 7.25pm)

Signed

Chair