

East Kettering Liaison Forum

Date:	Wednesday, 2 nd December 2020	agenda
Time	6.00 pm	
Venue:	www.kettering.gov.uk/youtube	
Committee Administrator:	Callum Galluzzo ☎ (01536) 534268 ✉ callumgalluzzo@kettering.gov.uk	
Terms of Reference		
<ul style="list-style-type: none"> • To provide a channel of communication between public agencies and those communities most affected by the development of East Kettering • To provide a sounding board for issues arising from planning and design, infrastructure provision, housing delivery and democratic representation, in order to secure a sustainable, quality development which improves the quality of life of local people. • To allow communities and developers to communicate directly • To monitor the implementation and impact of the development on the economic, environmental and social well being of the area 		

This is a virtual meeting of the East Kettering Liaison Forum to be held using Zoom and live-streamed via YouTube.

Forum Members, officers and registered speakers will be sent Zoom meeting joining instructions separately

Working with and on behalf of local people

AGENDA

1. Election of Chair
2. Apologies
3. The minutes of the meeting of the Forum held on 13th February 2020 to be approved as a correct record and signed by the Chair.
4. **Updates:-**
(Each update will be followed by a maximum of five minutes' question time from the public gallery once the item has been presented and debated)
 - i) Developer Update Hanwood Park
 - ii) Community Trust Hanwood Park & KBC
 - iii) Highways Update NCC Highways
 - iv) Education Update NCC Education
 - v) Planning Update KBC
 - vi) Developer Contributions KBC
4. Public Question and Answer Session All

*** Members are asked to make any declarations of financial or other interests they may have in relation to items on this agenda. Members are reminded to make a declaration at any stage throughout the meeting if it becomes apparent that this may be required when a particular item or issue is considered.**

To watch the live meeting on YouTube, please follow the instructions below:-

1. Click or visit the following link www.kettering.gov.uk/youtube
2. Select the following video (located at the top of the list) – “East Kettering Liaison Forum 02/12/2020”

Please Note: If you visit YouTube before the start time of the meeting you may need to refresh your browser – the video will only start a minute shortly before the meeting commences

Public Participation at East Kettering Liaison Forum

Members of the press and public are entitled to speak on meetings of the Council, Committees, and the Executive, except in circumstances where they have been excluded in accordance with national rules.

If you wish to register to speak on the public question and answer session as part of this meeting, email democracy@kettering.gov.uk by noon the working day before the meeting to enable the Council to facilitate for you to do so. Written questions can be submitted to the email address above which will be read aloud by the chair and answered by officers at the meeting.

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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 early to Mid-March 2020. - Archaeological works were due to be carried out on land parcels R20, R21 and R25. <p>It was also noted that following concerns regarding the accessibility of the Hayfield Cross School by pedestrians, Hanwood Park LLP had agreed to look at this at a previous forum. HPL are to provide a path across DC3. The path would go adjacent to the southern boundary of the Taylor Wimpey site.</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 recommendation 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 Lane. 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 in 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. Biweekly 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 (KBC)</u></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 . - 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 (KBC)</u></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 			

	<ul style="list-style-type: none"> ▪ 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>			
	<p><u>Health Update (Northamptonshire CCG)</u></p> <p>Julie Lemmy, Deputy Director of Primary Care - Northamptonshire Clinical Commissioning Group (NCCG) attended the forum and gave an update to</p>			

	<p>ongoing work being undertaken by the NCCG to meet the current health needs of the county.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> - 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. 			
18.EKLF.27	<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>A. Work is currently being undertaken to level the site including transferring soil as a form of advance planning as</p>	<p>Hanwood Park</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>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 work being undertaken by Taylor Wimpey. Summer/Autumn 2020 is the current target.</p> <p>A. Those particular parcels of land are 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 administered and paid for by the Highways Authority.</p>	<p>Hanwood Park</p> <p>KBC</p> <p>Hanwood Park</p> <p>Persimmon Homes</p> <p>NCC Highways</p> <p>NCC Highways</p>	
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<p>Q. Are there any fines or schemes in place where developers could be fined due to late completion of highway works?</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 affected by the roadworks?</p> <p>Q. It is massively unfortunate to be removing trees as part of the works for East Kettering (d and e junction works) as the site is supposed to be a sustainable urban development.</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 cannot 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 areas during Summer 2020 for where the replacement trees can be located This planting will be paid for by S106 monies.</p> <p>A. The Fence panels are due to be removed by the developer</p>	<p>NCC Highways</p> <p>NCC Highways</p> <p>NCC Highways</p> <p>KBC/NCC Highways</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>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. 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 these 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 This will be part of the District Centre. Hanwood Park are looking at retail and community assessment to understand the needs of the local area.</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</p>	<p>Hanwood Park</p> <p>NCC Education</p> <p>NCCG</p> <p>Hanwood Park/KBC</p> <p>NCCG</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 significant 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>required going forward. There may not be a need for a traditional GP surgery on the site. 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. There will need to be engagement with the Hanwood Park Residents Association to see how this can work alongside the great work they are doing.</p>	<p>KBC</p>	
<p>18.EKLF.28</p>	<p><u>ITEMS FOR NEXT MEETING</u></p> <p>- None Requested</p>			
<p>18.EKLF.29</p>	<p><u>DATE OF NEXT MEETING</u></p> <p>2020</p>			

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

Signed

Chair

David Wilson Homes / Barratt Homes – EKLf Update December 2020

Our Bertone Manor development at Kettering East continues to be successful both in terms of build and sale with delivery being good. We are coming towards the end of the Phase 1 build (R7, R9 and R10) and all of the Roof Charge for this phase has now been paid.

Reserved matters applications have been approved for our next phase of development (R8, R11, R12, R13 and R14). We have begun the preliminary ground works on site and are forecasting strong sales in the future. Our first occupations on this next phase is expected towards the end of Q1 / early Q2 of 2021.

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Persimmon Homes – EKLf Update December 2020

Persimmon Homes send their apologies for not being able to attend the meeting. By way of an update we can confirm that we continue to make progress on site and have occupied 130 of the 342 homes on our parcel. We have paid in the region of £3.2 million pounds in S106 monies to date and hope to continue to make good progress despite the difficult times we are facing.

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Taylor Wimpey – EKL Update December 2020

As many may know, we have started on site and presently have around 35-40 houses at various stages of build, these range from near completion to footings just starting.

At present we have no customers living on the development and we are excited to welcome our first occupations in the new year.

We have seen some impact from Covid but are slowly working back to pre-pandemic levels whilst maintaining/implementing the wealth of new health and safety measures associated.

Taylor Wimpey are very much committed to delivering the eastern footpath link and want to do so to enable the path to open, thus becoming the route to the school for the children & parents. The plan at present is to complete all of our onsite roads to base course in January, the path will commence shortly thereafter in February. We anticipate that there is around 2-3 months work in installation, and we hope to have it open immediately once complete so as to remove pedestrian use off the spine road, negating the conflict between construction vehicle movements and the general public.

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Committee	EAST KETTERING LIASION FORUM	Item VI	Page 1 of 2
Report Originator	Louise Holland – Development Services		
Wards Affected	ALL	2 nd December 2020	
Title	USE OF DEVELOPER CONTRIBUTIONS		

1. PURPOSE OF REPORT

In accordance with the Section 106 Agreement for East Kettering, to set out the source of, and use of, developer contributions.

2. INFORMATION

- 2.1 The S106 Agreement requires an annual statement to be published, regarding the utilisation of S106 monies, to show where they have been raised from and how they are to be used.
- 2.2 It is the intention to produce a statement for every meeting of the Forum, rather than just annually.
- 2.3 The attached statement (**Appendix A**) shows the monies that have been received to date.
- 2.4 To summarise the attached statement, to date, £7.7m has been received which has been allocated as follows: -
- The design/construction of Junction (c) at Windmill Ave/Deeble Rd £537,000
 - Cranford traffic calming measures/gateway/drainage works £70,000
 - Repayments re the loan to build the primary school at Hayfield Cross £6,096,000
 - Construction of Junction (g) Cranford Road/Barton Road £686,000
 - Kettering Town Centre Improvements (HAZ) £70,000
 - Community Development Worker £25,000
 - Junctions/other works £75,000
- 2.5 Since the last forum, payments for Q1, Q2 and Q3 2020 have been received.

BOROUGH OF KETTERING

Committee	COMMITTEE	Item VI	Page 2 of 2
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- 2.6 With regard to expenditure £537,000 has been paid to the County Council for Junction (c) works and £70,000 for Cranford village traffic calming/gateway scheme. Repayments of the school loan totalling £6,061,000 have been made to Homes England. Commitments currently are one final repayment of the school loan, other junction/works, Town Centre Improvements and Community Development Worker.
- 2.7 As of 31st October 2020 the primary school loan had been repaid. There is still however a small drawdown to be made against the loan by the developer in the next few months. This is in the region of £35,000 and will cover any final works including completion of landscaping.
- 2.8 The Council has attracted funds from other sources, which will enable some additional works to be progressed, for example
- Traffic calming works at Warkton Lane/St Catherine's Road
 - Offsite junction design work.

3. CONSULTATION AND CUSTOMER IMPACT

- 3.1 None.

4. POLICY AND RESOURCE IMPLICATIONS

- 4.1 None.

5. LEGAL AND EQUALITY IMPLICATIONS

- 5.1 None.

6. CLIMATE CHANGE IMPLICATIONS

- 6.1 None.

7. RECOMMENDATION

- 7.1 That the forum notes the contents of the report.

East Kettering Monitoring Statement

QTR	Completions No.	Income £000
2016 04	Adv	£ 263
2016 04	Adv repayment	-£ 263
2016 04	8	£ 129
2017 01	35	£ 569
2017 02	14	£ 230
2017 03	24	£ 396
2017 04	27	£ 402
2018 01	28	£ 473
2018 01	0	£ 2
2018 02	20	£ 342
2018 02	0	£ 1
2018 03	15	£ 258
2018 03	0	£ 1
2018 04	13	£ 225
2018 04	0	£ 1
2018 04	Adv	£ 880
2018 04	Adv repayment	-£ 880
2019 01	14	£ 244
2019 01	15	£ 261
2019 02	9	£ 158
2019 02	22	£ 387
2019 03	16	£ 284
2019 03	50	£ 886
2019 04	25	£ 443
2019 04	9	£ 159
2019 04	0	£ 0
2020 01	19	£ 337
2020 01	4	£ 71
2020 02	18	£ 316
2020 02	3	£ 53
2020 03	21	£ 372
2020 03	40	£ 709
Total	449	£ 7,710

QTR	Details	Expenditure £000
2017 01	Junction(c) Windmill/Deeble	£ 537
2020 03	Junction (g) Cranford/Barton Primary School	£ 670
2017 03	Cranford Traffic Calming	£ 6,061
2018 05	Cranford Gateway	£ 63
2019 08	Cranford Highway Drainage	£ 2
2020 07	HAZ town centre	£ 5
		£ 70

Total	£ 7,409
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Commitments

QTR	Details	Expenditure £000
	Junction (g) Cranford/Barton Primary school	£ 16
	Community Development Worker	£ 35
	Junctions/other works	£ 25
		£ 75

Total	£ 151
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Total	£ 7,559
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Projections

QTR	Completions No.	Income £000
2020 04		£ -
Total	-	£ -

QTR	Details	Expenditure £000
	Junctions/walking and cycling/other works	£ 151
Total		£ 151

Total	449	£ 7,710
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Total	£ 7,710
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Example

Roof Charge		15,250
Indexation	This will change each month	1.0565
Indexed Roof Charge	(15,250*1.0565)	16,112
Completions		8
Total Indexed roof charge		128,896

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