

East Kettering Liaison Forum

General Project Update

18th June 2015

Adrian Arnold, Louise Jelley & Nicola Thompson KBC

General Project Update

- ◆ Timeline for delivery – Action Plan
 - ◆ Timeline
 - ◆ Route Map (Developers)
- ◆ Planning Applications – General Update
 - ◆ Taylor Wimpey Residential application – KET/2013/0314 (Parcel R19)
 - ◆ Persimmon Residential application – KET/2013/0232 (Parcels R23 & R26)
 - ◆ Hallam Residential application – KET/2013/0213 (Parcels R7, R9 and R10)
 - Alternative reserved matters application (due to be submitted)
 - Reserved matters application for dwellings - part of parcel R10
 - Temporary construction access (may be submitted)
- ◆ Infrastructure Update
 - ◆ Primary School
 - ◆ Infill Road application – KET/2015/0028 (Access to the Primary School)
 - ◆ Temporary access road (to the Primary School) application (KET/2015/0459)
 - ◆ Access E – Barton Road/Warkton Lane (traffic lights)
 - ◆ Access F – Jct 10 A14/Barton Road (interim roundabout and road)
 - ◆ Highway Programme, Woodlands Avenue and other issues
- ◆ Major Infrastructure
 - ◆ Strategic Drainage
 - ◆ Jct 10a A14 Business Case
 - ◆ WeWa Link Road
 - ◆ Health

Timeline for Delivery

Timeline– Adrian Arnold
Route Map – Developers

Planning Applications Update – Taylor Wimpey KET/2013/0314 (Parcel R19)

- ◆ Application for 167 dwellings and associated works.
- ◆ This application was resolved to be approved by Members on 17th March 2015, subject to conditions and the completion of a Section 106 Agreement (S106 is yet to be completed).
- ◆ Dwellings for this development site cannot be occupied until Access E is completed. The estimated start date is later this year.
- ◆ A number of pre commencement conditions (3) are required to be discharged by the local planning authority before development can start on the ground.

Layout Plan



KET/2013/0314

AOC/0274/0804

Approved Access E
(Double Signalled
Junction)

KET/2013/0780

Barton Road, Barton Seagrave, Northamptonshire - Detail Layout Plan



Kettering
Borough Council

Persimmon Site (KET/2013/0232) – Parcels R23 & R26

- ◆ A planning application for 332 dwellings, landscaping, roads and drainage was resolved to grant by Committee on 16th April 2015 subject to Anglian Water concerns being addressed, highway discrepancies corrected and the signing of a legal agreement.
- ◆ Persimmon are working with KBC, NCC Highways and AW currently to resolve issues and the s106 is yet to be completed.
- ◆ The parcels include an area of open space known as Barton Square (located to the south east of the site and to be completed prior to the 100th occupation).
- ◆ Access F runs through this development site.
- ◆ A phasing plan of the site is to be discharged via condition however the likely development sequence will be a few show homes to the north of the site off Cranford road and then work across to the Primary Street (towards the east), with the final phase to the west of the site.
- ◆ There are several pre commencement conditions (9) attached to the RMA that need discharging before works can commence on site.

Persimmon site layout plan



Hallam, David Wilson and Barratt Site (KET/2013/0213) – Parcels R7, R9 & R10

- ◆ A planning application has been approved and a decision issued for 325 homes to be built on the areas shown on the map as R7, R9 and R10.
- ◆ It will include an area of open space called Warkton Gardens (located to the east of Parcel R10, to be completed prior to the 200th occupation).
- ◆ There are a number of outstanding pre-commencement conditions that need to be discharged.
- ◆ This development site is to be accessed via a new roundabout to be built at the top of Deeble Road/Warkton Lane – Access D. The design of the roundabout has been agreed by Northamptonshire highways and works should begin on the ground soon.

Hallam, David Wilson and Barratt Site (KET/2013/0213) – Parcels R7, R9 & R10

- ◆ A revised reserved matter application is due in for this site for amendments to house types, road widths and footpath widths.
- ◆ A reserved matters application is also to be submitted shortly for a small area part of Parcel 10 for dwellings and associated works.
- ◆ A full application may be submitted for a temporary construction access to the north of the site.

Hallam, DWH/Barratt Site - approved layout plan



Plot Area	200	100%
Plot Area	480	100%
Plot Area	100	100%
Plot Area	100	100%
Plot Area	100	100%
Total	1000	100%
Total No.	1000	100%

Details for Parcel R8, R9 & R10	
Total Area (sqm)	100,000
Public Open Space (POSS)	10,000
Public Open Space (POSS)	10,000
Public Open Space (POSS)	10,000
Public Open Space (POSS)	10,000
Public Open Space (POSS)	10,000
Public Open Space (POSS)	10,000
Public Open Space (POSS)	10,000
Public Open Space (POSS)	10,000
Public Open Space (POSS)	10,000

Infrastructure Update

- ◆ Update on:
 - ◆ Infill Road Application – KET/2015/0028 (Access to the Primary School)
 - ◆ Primary School
 - Temporary access road application (KET/2015/0459)
 - ◆ Access E – Barton Road/Warkton Lane (traffic lights)
 - ◆ Access F – Jct 10 A14/Barton Road (interim roundabout and road)
 - ◆ Highway Programme, Woodlands Avenue and other issues

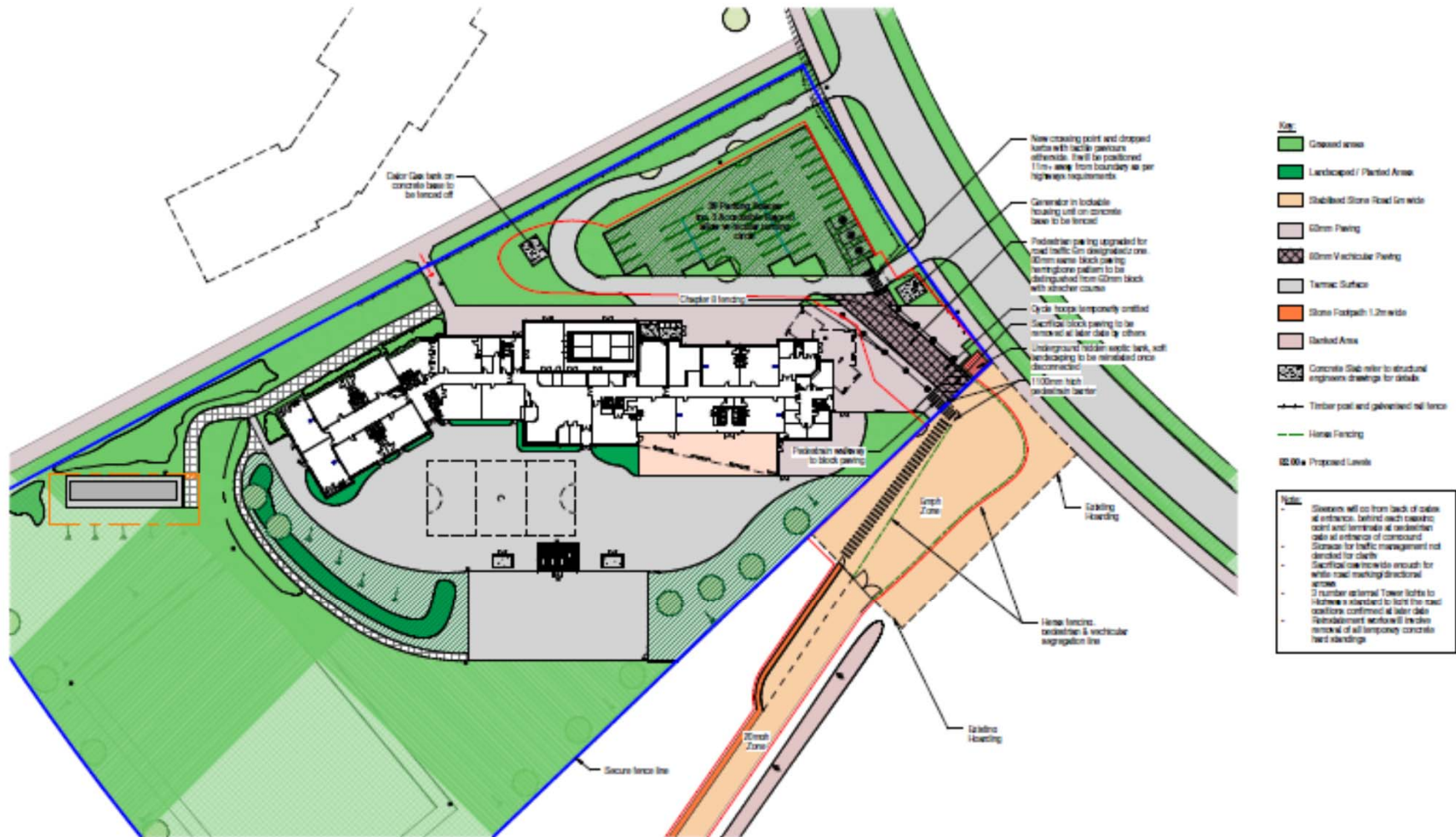
Infill Link Road Application – KET/2015/0028

- ◆ Application for a new road approximately 750 metres in length (off Cranford Road).
- ◆ The road will provide access to the new Primary School for East Kettering. In the long term, this road will be a key link route between Access E and Access F in order to provide access to the District Centre and more central areas of East Kettering.
- ◆ Consent was granted on 17th March 2015 by Committee subject to a number of conditions
- ◆ Work is due to start on the infill road later this summer and completion due Spring 2016.

Primary School Site – 'Hayfield Cross Church of England School'

- ◆ Construction of school is on target. Due to open 1st September 2015.
- ◆ Until the Infill Link Road is constructed to serve the school, Alledge Brook have submitted a planning application to upgrade and use the current construction access for access to the school for a temporary period (until Sept 2016). Planning reference KET/2015/0459.
- ◆ Alledge Brook will be submitting proposals for the school's signage in the near future.
- ◆ Variation of condition 44ii – this needs to be addressed to enable the school to be occupied without Access E being completed. An application is due in.

Primary School Site



1. Proposed Temporary Access into Car Park
1 : 500@A1

Primary School Site



Primary School Site



Primary School Site



Highway Programme

- ◆ Infill link road (approved on 17th May) expected to start in July 2015.
- ◆ Access D
 - ◆ Roundabout - works expected to start in summer 2015.
- ◆ Access E
 - ◆ Double traffic light signals - Works due to start Autumn 2015.
- ◆ Access F
 - ◆ Roundabout – Likely to commence Summer 2015.

Highway Programme, Woodlands Avenue and other issues

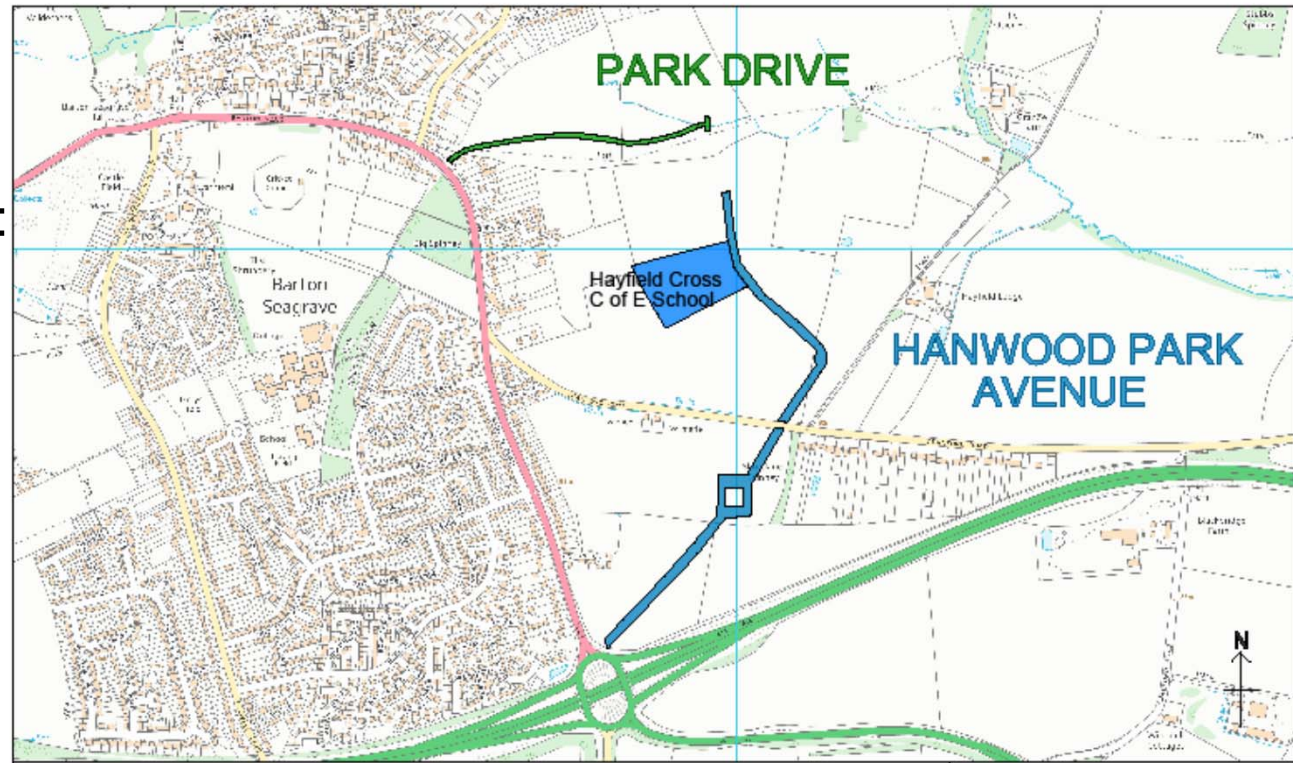
- ◆ Highway Programme
- ◆ Woodlands Avenue – likely to start mid-October 2015
- ◆ Wicksteed Park/Barton Road/Windmill Avenue junction – design details are being worked on.
- ◆ Little 'c' junction (Deeble Road/Windmill Avenue). The County Council are to carry out these works over the summer period which will involve the enlargement of the existing roundabout.

Hanwood Park

- ◆ The name for the East Kettering site is 'Hanwood Park'

Approved Road Names:

- ◆ Hanwood Park Avenue
- ◆ Park Drive



Major Infrastructure

- ◆ Strategic Drainage
- ◆ Jct 10a A14 Business Case
- ◆ WeWa Link Road
- ◆ Health Provision



Kettering, East of Kettering S98 WRI Growth: S98 Requisition Scheme

Update Date: 18 June 2015

Presented By: Daniel Ledger, Integrated Projects Leader

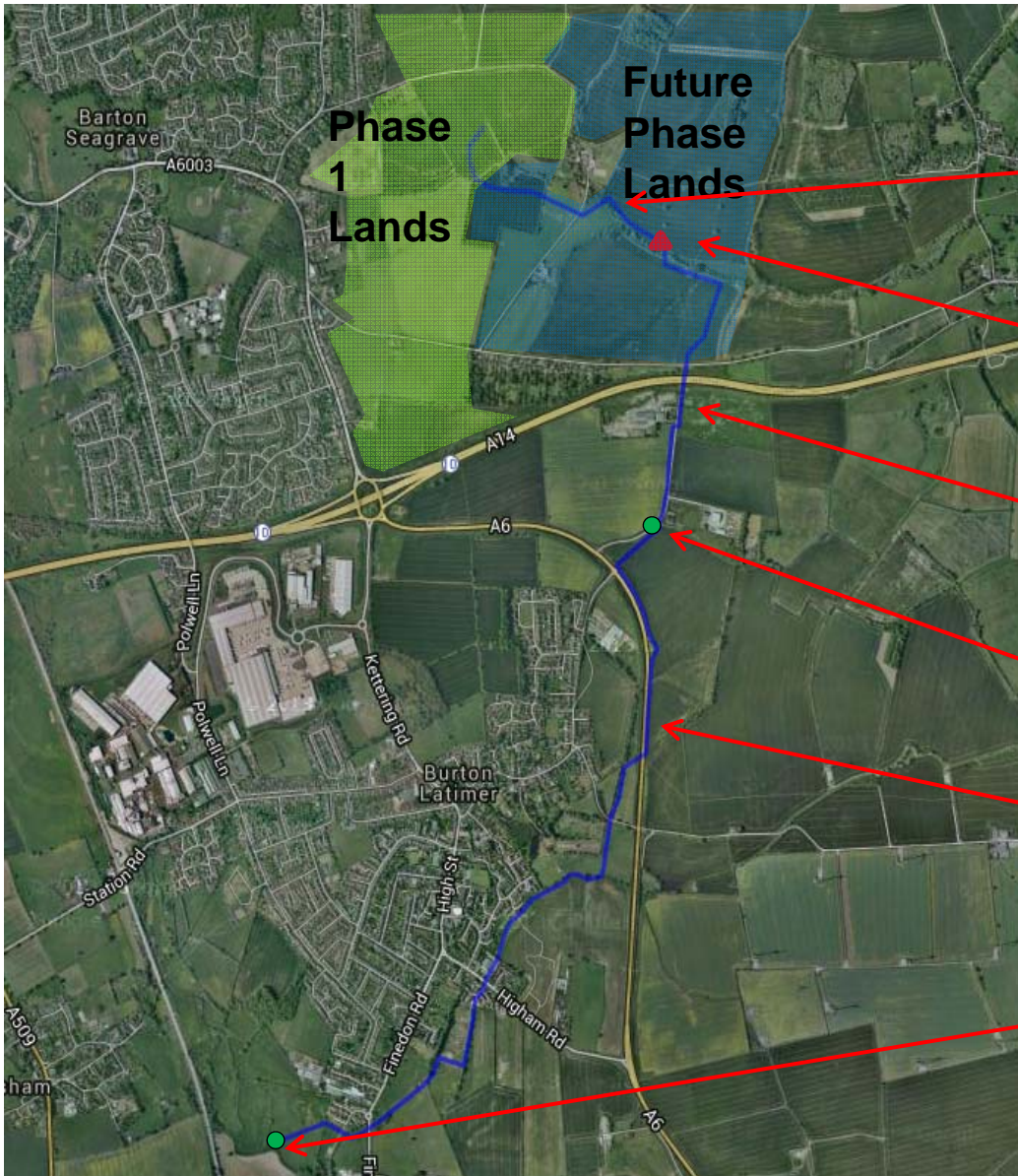
LOVE EVERY DROP. PUT WATER AT THE HEART
OF A WHOLE NEW WAY OF LIVING.

Project Background



- Section 98 Requisition scheme to convey flows from 5500 new properties in the East of Kettering development lands.
- Downstream capacity within the Broadholme Sewerage Catchment was provided in AMP5:
 - Ise Valley Relief Sewer (5.6km) from south of Burton Latimer to the Ise Valley Pumping Station
 - Ise Valley TPS upgrades to deliver more flow to Broadholme WRC.
- Development is being constructed in phases starting from the west which is furthest from the proposed pumping station location. To ensure that all developers participating in the requisition can connect to the pumping station the project scope includes a section of sewer upstream of the pumping station.
- Project was approved at Delivery Milestone 2 by Totex Investment Group on 12 May 2015. This gives approval for a single option solution and allows the project to continue to Stage 3 Detailed Design.
- Stage 3 will focus on:
 - Ecological and Archaeological Clearance
 - Planning with screening and PS planning application submission
 - Developing design around key pinch points and getting key stakeholder buy in.
 - Finalising procurement strategy and use of standard products.
- Delivery Milestone 3 is planned for 10 Dec 2015 which if approved will permit us to plan and mobilise construction.
- Construction is forecast on a on 36 week build starting in April 2016 to start outside winter months. Programme to be reviewed in stage 3 and identify opportunities for an earlier start. Project completion is currently forecast for 16 Jan 2017.

Location / Schematic



- Sewer Upstream of pumping station:
- 1153m 375-525mm dia
- Crossing Brook
- Pumping Station
- Duty / Standby / Assist Pumps 45kW
- 345m³ Emergency Storage within the Wet Well
- Pumping Main:
- 1338m 400mm OD
- Crossing A14 by directional drill.
- Rising Main Discharge
- Gravity Sewer
- 3425m 450mm dia
- Crossing A6, Higham Road and Finedon Road all trenchless.
- Discharge to Ise Valley Relief Sewer

Total pipeline length 5916m with 1095m (18%) constructed trenchless.

Major Infrastructure

- ◆ Strategic Drainage
- ◆ Jct 10a A14 Business Case
- ◆ WeWa Link Road
- ◆ Health Provision

Public Question & Answer Session



1 Proposed Site Plan
1 : 500@A1

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B	10.04.14	BFLA	TGL	General plan and external layout updates
A	03.04.14	BFLA	TGL	Updates following KBC meeting
Rev.	Date	Drawn	Check	Description

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This drawing is provided for discussion purposes only. It is not to be taken as approval for construction drawings, and should not generally be used to convey the overall spatial layout of the building or parts of the site which are the subject of the drawings. Drawings for detail construction are measurement purposes.

PRELIMINARY ISSUE

Project Title:
New 2FE Primary School (PS4)
East Kettering

Client:
Alledge Brook LLP

Drawing Title:
Proposed Site Plan

File Number: Sch248
Drawn By: BFLA
Checked By: TGL
Scale@A1: 1 : 500 **Date:** 31.03.14
Dwg No: (SKJ02) **Rev:** B

Kettering
Borough Council



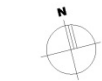
1. Proposed Ground Floor
1 : 200@A1

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PRELIMINARY ISSUE

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 East Kettering

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 Alledge Brook LLP

Drawing Title:
 Proposed Ground Floor Plan

File Number: Sch248
Drawn By: BFLA
Checked By: TGL
Scale@A1: 1 : 200 **Date:** 28.03.14
Dwg No: (SKJ01) **Rev:** B

Route Map showing relationship of planning, funding, procurement on delivery of East Kettering (initial 2 years)

PROGRESS OVER TIME

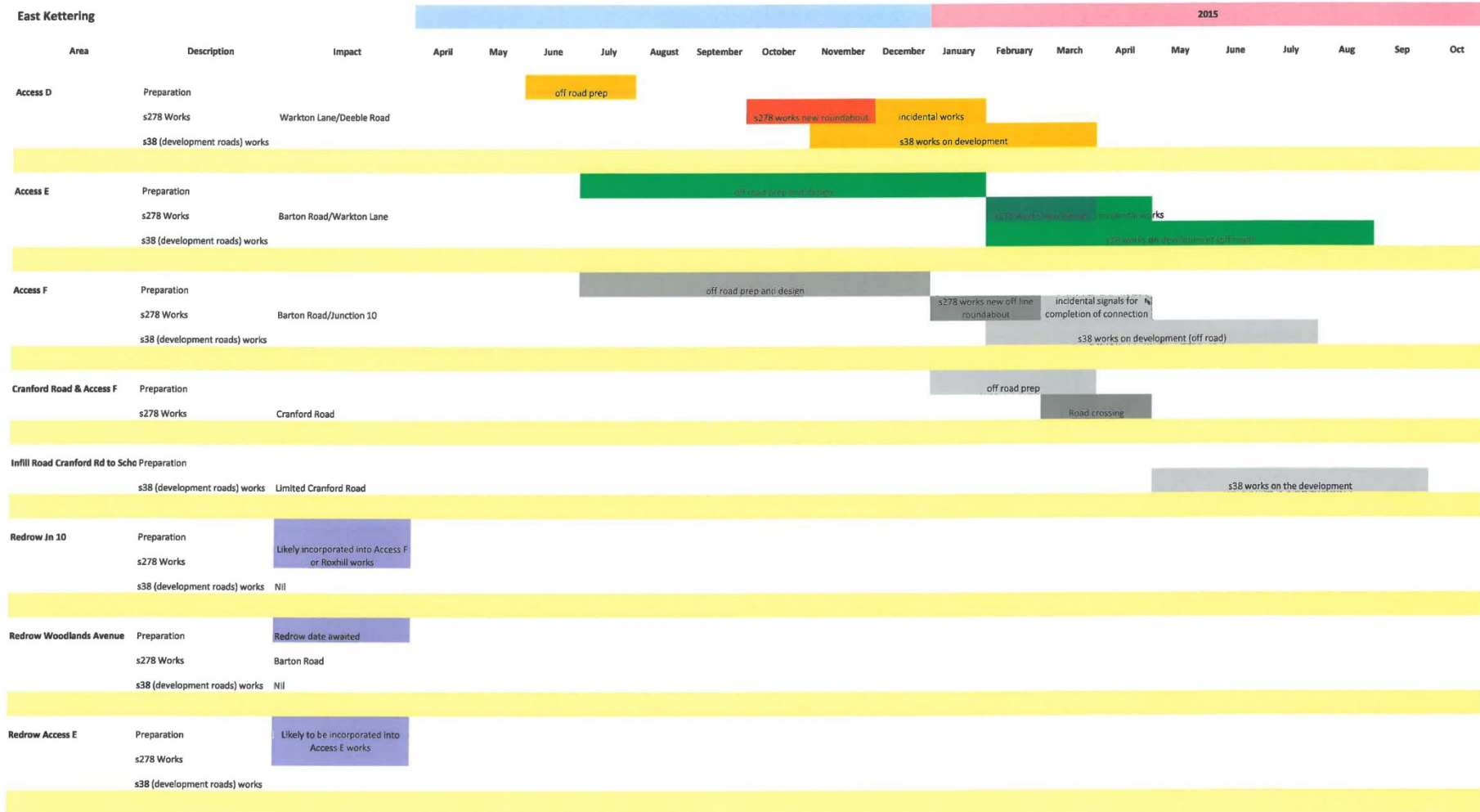
		2015											
Work stream	Description	August	September	October	November	December	January	February	March	April	May	June	
Planning													
	s106 (Hollan, Taylor Whitney & Perelman)	ABL s106 complete s106 Halfan PTV almost. Perelman in discussion				target to conclude							
	Final pre development conditions	all pre development conditions discharged											
	Specific detailed condition discharge pre development	By house holder on individual parcels											
F	RMA (Infrastructure) Access D		RMA s106, ADC approved	see delivery									
A	RMA (I) attenuation for 1st dwellings		RMA approved	see delivery									
	RMA (I) Access F plus 500m road		RMA s106, ADC approved	see delivery									
	RMA (I) road from central park to school (A Cranford Rd to school)		RMA s106, ADC approved	see delivery					delivery May to June & July to September 2015				
C	RMA Access F plus 1,000m road		RMA and ADC approved	see delivery									
O	RMA (I) P54 (first primary school)		Consultation to 2nd October	see delivery									
E	RMA FW (By AWSL)		Design completion	planning submission	committee		see delivery						
F	RMA DWH/Barratt (R7, R5, R10)		RMA approved	see delivery									
G	RMA Perelman (R23 & R26)		RMA ongoing design	S106	committee date?		delivery						
H	RMA TW (R15)		RMA submission	RMA committee?		Land drawdown					delivery		
J	RMA ABL (R26, R24, R1, DC2)		RMA approved	delivery									
Delivery													
A	Attenuation Basins			s106 tech approval and agreement	01/11/14 contract commence 35 weeks		surface water solution available: 27/03/2015						
	Access E and 500 m road											delivery	
	250 m road through to Central Bowl												
	Central Bowl to school												
C	Access F and 300 m road		Prelim & prep		3278/335	Christmas Break	Access F works	R26 access		E3 access		delivery	
C	next 600m road							s106 road (26 access)				R23 access	
	Cranford Rd to school												
D	School P54		Enabling Works	Construction of P54 school and playing fields									
E	Foul Water strategic sol'n					strategic main upgrade							
R	Access D and roads			DWH commence roads	R7, R9, R10 access		delivery						
F	DWH house building						DWH house building	attenuation available	occupation				
G, H & J	Other house builders commence						Potential Perelman start	Potential TW start			Potential R26 start		
Best value													
V	Dental Centre		Branding	marketing of OC						logos			
K												RMA DC2 pt	
L													
M													
Pumps Private Loans Funding													
C	SEMLP		Infrastructure contract agreed with SEMLP	draw SEMLP for Access F works									
C	NIP						draw NIP for southern road works in conjunction with SEMLP funded roads at Access F						
	HCA LSP												
G	HCA LIP school		Infrastructure contract agreed with HCA	draw for school									
A&B	HCA LIP non school		Infrastructure contract agreed with HCA	draw funding for Attenuation/SUDS access E and road to central bowl									
NOTES:													
		August	September	October	November	December	January	February	March	April	May	June	
		CURRENT DATE											

Route Map showing relationship of planning, funding, procurement on delivery of East Kettering (initial 2 years)

PROGRESS IN PROGRESS

Work-stream	Description	2015						2016						
		July	August	September	October	November	December	January	February	March	April	May	June	
Planning	s106 (Hallam, Taylor Wimpey & Persimmon)													
	Final pre development conditions													
	Specific detailed condition discharge pre development													
I	RMA (Infrastructure) Access D													
A	RMA (I) attenuation for 1st dwellings													
	RMA (I) Access E plus 500m road													
	RMA (I) road from central park to school (& Cranford Rd to school)													
C	RMA Access F plus 1,000m road													
D	RMA (I) PS4 (first primary school)													
E	RMA FW (By AWS)													
F	RMA DWH/Barratt (R7, R9, R10)													
G	RMA Persimmon (R23 & R26)													
H	RMA TW (R19)													
J	RMA ABL (R20, R24, E3, DC2)													
Delivery														
A	Attenuation Basin													
	Access E and 500 m road													
	250 m road through to Central Bowl	link road completed	delivery											
	Central Bowl to school	link road completed	delivery											
C	Access F and 300 m road													
C	next 600m road		delivery											
	Cranford Rd to school		Cranford Rd to school		Link road completed									
D	School PS4	contingency period	snagging		PS 4 available for 01/09/15									
E	Foul Water strategic so'n													
F	Access D and roads													
F	DWH house building													
G, H & J	Other house builders commence													
Next stages														
K	Distict Centre	DC2 access			DC2 delivery									delivery to benefit from link road New Year opening!
K			committee?????											
L				marketing private health and care at DC1 with benefit of link access						legals				
L						RMA DC 1 or 2 pt				committee				
Funding														
C	SEMILEP													
C	NEP													
	HCA LSIP		draw LSIP to deliver link road between Cranford Road & school											
D	HCA LIF school			draw for school										
A&B	HCA LIF non school													
NOTES:														

East Kettering



Highways Corridors to East of Kettering - UPDATED 18/06/2015			2015												2016			
Area & Proposed Works	Description	Impact/S106 Issues/Notes	January	February	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	March	April
Access D	Planning Permission	ADC/0274/0893-Cond 75 of KET/068/0274 & Cond 46[] of KET/263/0634 - Access D																
	Pre-Commencement Conditions (C/S)	N/A																
	S106																	
	Preparation	Warkton Lane/Deeble Road																
	178 Technical Approval																	
	178 Legal Agreement																	
	178 Road Booking Space start																	
	188 Technical Approval																	
	188 Legal Agreement																	
	188 Road Booking Space start																	
	Completion of Works																	
Access E	Planning Permission	ADC/0274/0604 - Cond 75 of KET/2008/0274 & Cond 46[] of KET/2011/0558																
	Pre-Commencement Conditions (C/S)	N/A																
	S106																	
	Preparation	Barbon Road/Warkton Lane																
	178 Technical Approval																	
	178 Legal Agreement																	
	178 Road Booking Space start																	
	188 Technical Approval																	
	188 Legal Agreement																	
	188 Road Booking Space start																	
	Completion of Works																	
18/06/15 No update still awaiting TA	188 Road Booking Space start																	
	Completion of Works																	

Anticipated completion for 278

188 work is on for some of the road and will likely take place at the same time as the 178 work. Highwayways have suggested to Alvedonbrook that they could begin the road back to front - starting at the school and working towards access E

