**BOROUGH OF KETTERING**

**EAST KETTERING LIAISON FORUM**

**MEETING HELD: 18th February 2016**

**Present :** Councillor Lloyd Bunday (Chair)

Councillors Anne Lee, Clark Mitchell, Mark Rowley and Derek Zanger Kettering Borough Council)

Councillor Eileen Hales, MBE (Northamptonshire County Council)

Councillors Stephen Pickard (Cranford Parish Council), Victoria Lamb (Warkton Parish Council) and Toni Wilkin (Weekley Parish Council)

Mr Daniel Oladejo (Environment Agency)

Dr Tom Kelly (CPRE)

Cayti Bilski (Churches Together)

**Also Present:** Thirteen members of the public.

**KBC Officers:** Martin Hammond, Rob Harbour, Adrian Arnold and Ruth James

Anne Ireson (Committee Administrator)

**NCC Officers:**

**Developers:** Alan Wordie (Hanwood Park)

**Anglian Water Officer:**

**Members of the Press:** None

**Apologies:** Cllrs Russell Roberts, Shirley Lynch, Philip Hollobone, Ruth Groome (KBC), Cllr Jim Harker (NCC), Cllr Reg Barby (Barton Seagrave PC), Martin Wright (David Wilson Homes) and Sally Adlen (Hallam Land Management)

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| REF | Item/Issue | Response/Action | Responsibility | Timescale |
| **15.EKLF.14** | **NOTES OF MEETING HELD ON 3RD DECEMBER 2015**  The notes of the meeting held on 3rd December 2015 were agreed by the members of the forum as a true record of the meeting. |  |  |  |
| **15.EKLF.15** | **ACTIONS ARISING FROM THE NOTES OF THE LAST MEETING**  None. |  |  |  |
| **15.EKLF.16** |  |  |  |  |
| **15.EKLF.17** | **The Timeline for Delivery, Action Plan and Infrastructure Updates were given verbally and in a presentation to the Forum as follows:**   |  |  | | --- | --- | | David Wilson Homes &  Barratt | Parcels R7, R9 and R10 – Application KET/2015/0087 approved for 325 homes. Also KET/2015/0564 for 22 dwellings to the south of R10. A number of pre-commencement conditions are required to be discharged before work commences. Access to site via roundabout at the top of Deeble Road/Warkton Lane (Access D). Highways works should begin March/April 2016 | | Taylor Wimpey | Parcel R19 – Applications KET/2013/0314 approved for 167 homes. A number of pre-commencement conditions are required to be discharged before work commences. Homes cannot be occupied until Access E is completed, due to start Spring 2106. Works on site due to commence early summer. | | Persimmon  Access D – Warkton Lane/Deeble Road | Parcels R23 and R26. Application KET/2013/0232 for 332 dwellings dependent on delivery of Access F, which is due to start in the spring of 2016. Outstanding pre-commencement conditions are being worked on.  Roundabout. Due to commence in March 2016. | | Access E – Barton Road/Warkton Lane | Traffic lights. Due to commence Spring 2016 | | Access F - Into site from J10 A14/Barton Road. | Interim roundabout and road. To commence late spring 2016. | | Woodlands Avenue | Likely to commence March 2016 | | Wicksteed Park/ Barton Road /Windmill Avenue Junction | Design details are being worked on. | | Junction of Windmill Avenue and Deeble Road (Little C) | Works to be carried out over the summer of 2016. | |  |  | | Proposed Names | Hanwood Park Avenue, Hayfield Crescent and East Wood Avenue | | Major Infrastructure | Strategic drainage – due to start 2016, complete March 2017. | | Jct 10A/A14 Business Case | Ongoing technical work. Consultation stage yet to be fixed. Potential for prioritisation as is key to the overall road network. | | Health Provision | Study is underway – when detailed output is available, will be brought to the Forum. | |  |  |  |
|  | Developer Update (Alan Wordie Hanwood Park LLP)  Road designs for new and existing adopted road connections are technically approved by NCC. Legal agreements are currently being worked on.  Storm drainage designs are all approved by Anglian Water and the Drainage Board.  Foul sewer designs are completed and approved by Anglian Water.  The strategic waste sewer is designed and final touches made to the planning application Anglian Water will submit imminently.  Terms and funding of the strategic sewer connections are agreed and Anglian Water advise February 2017 is their longstop completion date.  Hanwood Park contractor is refining the contract costs now all technical approvals are to hand. Forecast for final costing 4th March. Meanwhile enabling and preliminary works have commenced.  Contracts finalised and enabling works continue up to Easter, and contract works commence properly first week in April.  52 week contract as identified on the 12 month programme and contract sections plan.  Anglian Water construction will commence in April over a variety of fronts on the line of the sewer, and complete by February 2017.  House building will commence on site after Easter and early summer 2016 ready for roads and sewer connections. |  |  |  |

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| **15.EKLF.18** | **QUESTIONS**  Q Access E and F are programmed to be constructed at the same time. What are the arrangements for construction traffic to the attenuation pond?    Lots of road works will be taken place over a short distance over a short timescale. There are concerns over traffic build-up  Q Where will the compound be?  Q. Where will the earth from the attenuation pond works be disposed of?  Q What routes will be used into compounds?  Q When will the Junction 10A route be available to use? Junction 10 is congested and lots of people use Junction 11 instead. There are concerns over the amount of traffic using Cranford Road. There are plans in place for traffic calming in Cranford. Will this be done?  Q What is the design brief and scale of the flood attenuation pond? There are concerns that this is not adequate given the occurrences of flooding nationally.  Q Compounds around the school are surrounded with white boards – could these be painted green?  Q When will the first brick in the first house be laid?  Q The speed limit in Cranford Road seems to have reverted back to 40. Once lorries are using Cranford Road to access the site, will it return to 30?  Q Has the requirement for 2,700 houses to be completed before Junction 10A is built now changed?  Q What about the re-alignment of the A6 bypass?  Q The Bridleway off Cranford Road will be used by construction traffic for sewerage work. Has a risk assessment been carried out? What restrictions will be carried out on construction traffic?  Q What does the business case and the technical case for J10A mean for design?  Q Will the temporary road to the Primary School be accessed from Junction E or Junction F? Will the temporary road be taken up? Will the utilities for the school be delivered with the development? | A Access F will begin first. Construction traffic to the attenuation pond will be kept separate.  KBC have been working closely with Alan Wordie, NCC and developers. We have tried to ensure access construction works are organised into a sequence: Access F; Woodlands Avenue, Access E, Access D. Also, temporary traffic lights would only be operational during certain hours of the day. We will manage the traffic in the best way possible. NCC is agreeing the activity.  A There will be a small compound near Access F, a major compound just above Cranford Road and another smaller one further up. Deliveries will not all happen at the same time. The contractor is still working on a programme of movements per day, which has yet to be assessed.  A The majority of earth will remain on-site.  A Junction 10 is being targeted as the principal means of access. However we cannot say which routes sub-contractors will use, as many of them will be local people. Developers will be told not to part on streets; there must be adequate provision on site.  A Traffic calming is a priority in the funding stream but there is a need to get houses built. NCC can give better guidance on whether they plan to deliver traffic calming early. We are working on other sources of funding to see if we can get more money into Infrastructure. Traffic calming is a high priority.  A The scheme is fully compliant to Environment Agency requirements based on a 1000 year event. This has been audited a number of times and it has been found to be compliant with current standards. If Anglian Water decides it need to be to a higher standard, this would not fall to current developers, and Anglian Water would work with different agencies on an improved scheme.  A This is a good point. We will look at this and take it forward to achieve a more aesthetic appearance, although it may not be possible to paint the boards green.  A David Wilson Homes and Persimmon are keen to commence work in the Spring, and Taylor Wimpey will commence mid-Summer. David Wilson Homes are targeting to have a show home built by the end of May.  A In discussions with NCC the speed limit was set at 30 as a temporary order when constructing the road to the school. The correct traffic orders have to be in place to ensure the speed limit is 30 mph.  (The Chair agreed to write to Richard Hall of NCC regarding the speed limits in Cranford Road.)  A There is a requirement for J10A to be in place before 2,701 houses are completed. Nevertheless, the plans now under consideration mean it could be delivered early.  A As part of the business park the modifications to the south side of J10 to alter the alignment of the A6 will start this year. Work will be carried out off-line.  A Anglian Water are responsible for this work under their statutory powers and any issues need to be addressed by them or through the planning process. The Council can only act through its planning powers. However we will contact Anglian Water and try to get answers.  A We have come to a funding agreement to fund the junction jointly by the Department of Transport and Hanwood Park. There will be a detailed programme to look at technical issues and options. The options to come forward for public engagement are not yet ready, as work is still being carried out..  A The condition was varied so that Junction E would be used to access the Primary School. The infill road is the temporary access. Utilities will be provided within the next 12 months with the infill road. Once the permanent connection is made and is at a satisfactory standard the temporary road will be closed. | Adrian Arnold  Cllr Lloyd Bunday  Adrian Arnold |  |
| **15.EKLF.19** | **ITEMS FOR NEXT MEETING**  No items were submitted. |  |  |  |
| **15.EKLF.20** | **DATE OF NEXT MEETING**  12th July 2016 |  |  |  |

*(The meeting started at 6.00pm and ended at 7.10pm)*

Signed …………………………………………………………………………………………………

Chair

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