East Kettering Liaison Forum

General Project Update

12th July 2016
Adrian Arnold KBC
General Project Update

- Timeline for delivery – Action Plan
  - Timeline - AA
  - Route Map + Delivery - Developers

- Planning Applications – General Update
  - David Wilson/ Barratts Residential applications – (Parcels R7, R9 and R10)
  - Taylor Wimpey Residential application – (Parcel R19)
  - Persimmon Residential applications – (Parcels R23 & R26)

- Infrastructure Update
  - Access D – Deeble Road/ Warkton Lane (roundabout)
  - Access E – Barton Road/ Warkton Lane (traffic lights)
  - Access F – Jct 10, A14/Barton Road (interim roundabout and road)
  - Highway Programme
  - Jct 10/ A6

- Major Infrastructure
  - Strategic Drainage
  - Jct 10a A14 Technical Work
  - Health
Timeline for Delivery

Route & Delivery Map – Developers
Timeline – Adrian Arnold
David Wilson and Barratt Site – Parcels R7, R9 & R10

- A planning application ref. KET/2015/0887 has been approved and a decision issued for 325 homes to be built on the areas shown on the previous map as R7, R9 and R10. Also KET/2015/0564 for 22 dwellings to the south of parcel R10.

- Development has recently commenced on site (June 2016).

- Access is via the new roundabout which is being built at the top of Deeble Road/Warkton Lane – Access D, due to be completed at the end of August 2016.

- First foundations are now being put in for the show homes

- A small number of houses are to be completed by the end of 2016
DWH/Barratt Site
R7, R9 & R10:
Planning Layout
325 units
DWH/Barratt Site – R10: 22 additional units
Planning Applications Update – Taylor Wimpey
KET/2014/0604 (Parcel R19)

◆ A planning application (ref. KET/2013/0314) was approved and a decision issued for 167 homes and associated works to be built on the area shown on the previous map as R19.

◆ Dwellings for this development site cannot be occupied until Access E is completed. This was expected to start during the spring however works have been delayed.

◆ There are a number of outstanding pre-commencement conditions that need to be discharged before construction of housing can begin on site.

◆ A financial viability report has been submitted regarding the variation conditions to remove the code for sustainable homes, lifetime homes and removal of the 30% low or zero carbon energy demand requirement and this is currently being considered.
Taylor Wimpey Site – Approved Layout Plan

AOC/0274/0804
Approved Access E
(Double Signalised Junction)

KET/2013/0314

KET/2013/0780

Kettering Borough Council
Persimmon Site – Parcels R23 & R26

- A planning application for 332 dwellings, was resolved to grant by Committee on 16th April 2015 subject to and the signing of a legal agreement (ref KET/2013/0232).
- Given the lapse in time and changed circumstances it will need to go back to committee
- Persimmon submitted an application KET/2015/0689, to vary outline condition 18 (code for sustainable homes) for Parcels R23 and R26. Approved at committee S106 not yet signed.
- Persimmon also submitted an application KET/2015/0894 to vary outline condition 19 (lifetime homes) and the three highway trigger conditions for Parcels R23 and R26. Approved at committee S106 not yet signed.
- Access F runs though the development site and works to Access F are due to start this autumn.
- There are still a number of outstanding pre-commencement conditions that need to be discharged (9).
Persimmon site layout plan
Infrastructure

◆ Access D – Deeble Road/ Warkton Lane (roundabout) works are currently on site to deliver the roundabout, due to be completed August 2016

◆ Access E – Barton Road/Warkton Lane (traffic lights). Start date is yet to be set.

◆ Access F – Jct 10, A14/Barton Road (interim roundabout and road) Due to commence autumn 2016

◆ Renewal of temporary road to Hayfield Cross School not yet submitted (runs out August 2016)

◆ Highway Programme Update – Barton Road Corridor
  ◆ Woodlands Avenue – likely to start in 2016
  ◆ 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 early 2017 which will involve the enlargement of the existing roundabout subject to funding.

◆ Jct 10/ A6 Update – works to the A6 realignment have started
Major Infrastructure Update

- Strategic Drainage Anglian Water (potable and sewage) works started due for completion by March 2017

- Jct 10a A14 technical work – now delayed until 2025

- WeWa Link Road – ongoing discussions.

- Health Provision – progress with Health Study due to report August / September 2016
Public Question & Answer Session
Kettering East of Kettering S98

Presented By: Daniel Ledger, Integrated Projects Leader

Update for East Kettering liaison Forum

Date 12 July 2016
Project Update

- Delivery Milestone 3 (AW Commit to Construct) Approval 01 March 2016.
- Section 98 Agreement signed 30 March 2016.
- Construction stated 25 April 2016 with forecast 36 week build.

Progress to Date

- Pipe laying has commenced on 4 fronts with preparatory works underway along the whole route, starting from the downstream end:
  - Connection to Ise Valley Sewer made and first 140m of sewer laid towards Finedon Road.
  - Topsoil Strip and Ground Preparation including Archaeology on going in lands south of Higham Road adjacent to the allotments.
  - Nearing completion of the first tunnelled drive from Higham Road heading North – machine will then be turned around and then head south beneath Jacques Road.
  - Laid 100m of sewer in lands south of cemetery. Works now stopped to review methodology with change in ground conditions.
  - 950m sewer laid parallel / east of the A6 from the crossing to the discharge manhole.
  - Topsoil stripping and access routes off Cranford Road underway.
**Location / Schematic**

**Key:**
- Pipeline Route in Blue with sections laid in Purple

**Sewer Upstream of pumping station:**
- 1094m 375-450mm dia
- Crossing Alledge Brook

**Pumping Station**

**Pumping Main:**
- 1368m 400mm OD
- Crossing A14 by directional drill.

**Rising Main Discharge**

**Gravity Sewer**
- 3353m 375-600mm dia
- Crossing A6, Higham Road and Finedon Road all trenchless.

**Discharge to Ise Valley Relief Sewer**
Total pipeline length 5814m with 823m (14%) constructed trenchless.
Project Update

Month look ahead:
- Completion of works south of Finedon Road
- Starting works between Finedon Road and Higham Road
- Tunnelled sections either side of Higham Road will be completed.
- Sewer section north of Higham Road to be started behind Harvest Close.
- Starting Pump Station and rising main.
- Prepping works for trenchless crossings - auger bore and directional drill works.
- Starting sewers in development lands up stream of pumping station.

Programme Status
- Current programme is running 6 weeks behind schedule due to delayed access onto development lands. Works are up to 6.5m deep and currently a real risk of further extension if work in this area is not completed in summer months.