

BOROUGH OF KETTERING
EAST KETTERING LIAISON FORUM
MEETING HELD: 22nd June 2017

- Present :** Councillor Lloyd Bunday (Chair)
Councillors, Mark Rowley, Shirley Lynch, Ruth Groome, Andrew Dutton, Clark Mitchell, Anne Lee and Phillip Hollobone (Kettering Borough Council)
Councillors Victoria Perry and Eileen Hales, MBE (Northamptonshire County Council)
Councillors Victoria Lamb (Warkton Parish Council), and Stephen Pickard (Cranford Parish Council)
Daniel Oladejo (Environment Agency)
Dr Tom Kelly (CPRE)
Merlyn Gray (Churches Together)
- Also Present:** Fourteen members of the public.
- KBC Officers:** Martin Hammond, Louise Holland, Rob Harbour and Pritesh Shah
Callum Galluzzo (Committee Administrator)
- NCC Officers:** Kingsley Cook (Highways) and Chris Wickens (NCC Education)
- Developers:** Edmund Fox (David Wilson Homes) Alan Wordie (Hanwood Park)
- Anglian Water Officer:** Andrew Moreby
- Members of the Press:** None
- Apologies:** Cllr Russell Roberts, Cllr Linda Adams, Stephen Catchpole (South East Midlands Local Enterprise Partnership), Toni Wilkin (Weekley Parish Council) and Hilary Chipping (South East Midlands Local Enterprise Partnership)

REF	Item/Issue	Response/Action	Responsibility	Timescale
17.EKLF.01	<p><u>ELECTION OF CHAIR</u></p> <p><u>RESOLVED</u> that Councillor Lloyd Bunday be elected Chair</p>			
17.EKLF.02	<p><u>NOTES OF MEETING HELD ON 30TH MARCH 2017</u></p> <p>The notes of the meeting held on 30th March 2017 were agreed by the members of the forum as a true record of the meeting subject to the following amendments.</p>	<p>16.EKLF.23 – Edmund Fox was investigating Construction Traffic Routing</p> <p>16.EKLF.23 – Councillor Hales requested that comments made regarding Junction C/Southgate Drive be added to the minutes.</p>		
17.EKLF.03	<p><u>ACTIONS ARISING FROM THE NOTES OF THE LAST MEETING</u></p> <p>Construction traffic using restricted roads through Cranford, Mud is clearly visible on roads from these vehicles.</p>	Investigations with relevant parties are ongoing and updates will be given in future forum meetings.		
17.EKLF.04	<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</u> (Alan Wordie – Hanwood Park LLP)</p> <p>Alan Wordie of Hanwood Park LLP provided an update on the timeline for delivery. Precise dates of when further works were to begin were being finalised and would be fed back to the forum at a future date.</p>			
	<p>Edmund Fox of David Wilson Homes attended the forum and gave an update relating to Parcels R7, R9 & R10</p> <p>David Wilson Homes & Parcels R7, R9 and R10:</p>			

	<p>Barratt</p> <p>Following updates at the previous forum, It was reported that progress had been steady following issues with shortages for a number of building materials. David Wilson had been working with KBC to ensure that plans were adhered to.</p> <p>It was reported that the first S106 payment had been paid in relation to infrastructure surrounding the development.</p>			
	<p><u>Anglian Water Update</u></p> <p>Andrew Moreby of Anglian Water (AW) provided an update on the work undertaken to date.</p> <p>Completion of current projects was planned for September 2017. The new pumping station had been installed with all off site work now complete, unfortunately this work was delayed for a number of months due to bad weather but it was noted that this is no longer the case and works remain on track to be completed by September. It was heard that all works off the developer site are now complete and that construction was continuing on the deep gravity sewer taking flows into the pumping station.</p> <p>Over 5.4km of sewers have been laid so far which made up approximately 93% of the total amount, 47 new manholes constructed.</p> <p>For the month ahead, the aim was to complete the deep on site sewers and to complete the landscaping and fencing surrounding the pumping station. Once all projects had been completed then the final handover and operation of the pumping station would take place.</p> <p>The access track to the pumping station is temporary until permanent development roads are in place. The current access will be moved by the developer to an alternative temporary location which will avoid the Formal Open Space prior to development. Normal access to the pumping station will be infrequent (approximately once per week) for maintenance</p>	<p>There are temporary pumps close to a resident who asked when the temporary pumps will be removed? AW to provide response by next EKLF</p> <p>Bridleway to Grafton Underwood was boggy. AW to investigate whether this was in connection with their works.</p>		

	purposes.			
	<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> <ul style="list-style-type: none"> - Design work on a number of off-site junctions was currently taking place and that once that had been completed a scheduled programme of works would be created and fed back to the forum. - Traffic Calming design was underway for Cranford Village and Warkton Lane, this would be ready for delivery within the Autumn. - Access D at Warkton Lane/Deeble Road is currently undergoing a stage 3 road safety audit. NCC Highways are awaiting comment from the designers regarding the Safety Audit and feedback will be given at the next forum. 			
	<p><u>NCC Education Update</u></p> <p>Chris Wickens of Northamptonshire County Council Education provided an update on the challenges and on-going progress in relation to the Hayfield Cross School site.</p> <ul style="list-style-type: none"> - A feasibility study has been commissioned to look at the possibility of a temporary car park to support the site and to address a number of issues relating to congestion for parents visiting the school. - A new septic tank was to be funded and installed by NCC Education, this will be installed over the summer before the start of the new academic year. - Concerns were raised by a number of parents in attendance with regard to the number of potholes along the temporary access road. Alan Wordie of Hanwood Park is intending to fill in the potholes during the summer break. A safety check for Emergency Vehicles will also be carried out for the temporary access road 			

	<p><u>Planning Update</u> (KBC)</p> <p>Pritesh Shah and Louise Holland provided an update relating to the developments across the East Kettering Site:</p> <ul style="list-style-type: none"> - As heard previously, work on Junction C will start on the 10th July during school summer holidays to minimise disruption, information leaflets relating to this have been sent out to local & affected residents. - Results of a recent health study had been delayed due to ongoing issues with partner agencies, these results will be reported at a future forum. - 69 Affordable homes are due to be built by the end of 2019 - The latest edition of the East Kettering Newsletter was also due to be published and sent to residents. - 			
	<p><u>Developer Contributions</u> (KBC)</p> <p>Martin Hammond presented a report relating to the use of developer contributions.</p> <ul style="list-style-type: none"> - To date £972,591 had been received in S106 funding from David Wilson Homes, 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 £65,00 ▪ 1st repayment with regards to the loan to build the primary school at Hayfield Cross £307,591 - £991,831 will be received in the 2017 calendar year which will be spent on further repayments of the primary school loan. - Other funds have also been made available which has enabled some additional works to be progressed. 			
17.EKLF.05	<p><u>QUESTIONS</u></p> <p>Q. How many houses have been completed on the development and what</p>	<p>A. 29-30 properties had been built to</p>		

	<p>is the average selling price for these newly built properties?</p> <p>Q. What is going to be done to rectify the damage caused to the road leading to the newly built pumping station?</p> <p>Q. What is happening in relation to Access E at Warkton Lane/Barton Road, this road gets very busy during the day</p> <p>Q. What is the latest update with regards to Junction C at Windmill Avenue/Deeble Road?</p> <p>Q. Are the delays in starting work due to the shortage of funds?</p>	<p>date, in relation to the selling price of the properties, this is information that would have to be looked into and fed back at a later date in terms of the release price for the properties.</p> <p>A. Condition Surveys had been undertaken with the land agents and once all work is complete the road will be repaired to an adequate standard as it was prior to construction</p> <p>Access E is currently being looked at.</p> <p>A. Work on Junction C will start next month and shall be completed during the summer months when the local schools will be on half term as to minimise disruption.</p> <p>A. Design work is funded by S106 which is related to the number of houses that have been built so that without the construction of the properties, there would be no cash flow, the design package for junctions has been commissioned.</p>	<p>Edmund Fox (DWH)</p> <p>Andrew Moreby (Anglian Water)</p> <p>Kingsley Cook</p> <p>Rob Harbour</p>	
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	<p>Q. How many new pupils will the school receive in the new academic year and what works will be carried out to ensure that any problems are resolved?</p> <p>Q. What will be done to maintain the access road to the school as it is badly damaged and full of potholes?</p> <p>Q. Who owns the current temporary access road to the Hayfield Cross School Site?</p> <p>Q. Are dental surgeries to be included within the healthy study for East Kettering?</p> <p>Q. What reassurances can be given with relation to the financial security of the development?</p>	<p>A. Up to 60 new pupils will be taken by the school in the upcoming academic year, a feasibility study will be commissioned to look into the access and car parking issues relevant to the school, A new septic tank will also be installed over the summer months.</p> <p>A. When the temporary access was created the capacity was considered and the road speed is 10mph. The potholes are intended to be filled in during the school holidays.</p> <p>A. The Road is currently owned by the developer Hanwood Park</p> <p>A. As the results are delayed unfortunately those details are unavailable but will be confirmed.</p> <p>A. At the moment other developers do not have access to their sites to begin construction due to there being no link road in place. Hanwood Park are waiting on some finance to construct the road</p>	<p>Chris Wickens (NCC Education)</p> <p>Alan Wordie.</p> <p>Louise Holland</p>	
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	Q. The weight limit sign at Warkton has been knocked down. Can it be replaced?	<p>which is imminent and therefore once the link road is constructed other developers can start work on other sites. This also allows funding through the S106 agreements and through the roof charge when properties are completed</p> <p>A. KBC have reported this to Street Doctor (NCC).</p>		
17.EKLF.06	<p><u>ITEMS FOR NEXT MEETING</u></p> <ul style="list-style-type: none"> • Developer programme • Transport – junctions, access and timeframe • Health study 			
17.EKLF.07	<p><u>DATE OF NEXT MEETING</u></p> <p>7th September 2017</p>			

(The meeting started at 6.00pm and ended at 7.24pm)

Signed

Chair

CJG