

BOROUGH OF KETTERING
EAST KETTERING LIAISON FORUM
MEETING HELD: 7th December 2017

- Present :** Councillor Lloyd Bunday (Chair)
Councillors Duncan Bain, Ruth Groome, Andrew Dutton, Anne Lee and Phillip Hollobone (Kettering Borough Council)
Councillors Eileen Hales, MBE (Northamptonshire County Council)
Councillors Victoria Lamb (Warkton Parish Council), and Stephen Pickard (Cranford Parish Council)
Dr Tom Kelly (CPRE)
Merlyn Gray (Churches Together)
- Also Present:** Ten members of the public.
- KBC Officers:** Lisa Hyde, Louise Holland, and Pritesh Shah
Callum Galluzzo (Committee Administrator)
- NCC Officers:** Kingsley Cook (Highways) and Chris Wickens (NCC Education)
- Developers:** None
- Members of the Press:** None
- Apologies:** Cllr John Currall, Cllr Victoria Perry, Martin Hammond, Edmund Fox (David Wilson Homes), Alan Wordie (Hanwood Park) Chris Groome (Burton Latimer Town Council)

REF	Item/Issue	Response/Action	Responsibility	Timescale
17.EKLF.15	<p><u>NOTES OF MEETING HELD ON 7th SEPTEMBER 2017</u></p> <p>The notes of the meeting held on 22nd June 2017 were agreed by the members of the forum as a true record of the meeting subject to the following amendments.</p>			
17.EKLF.16	<p><u>ACTIONS ARISING FROM THE NOTES OF THE LAST MEETING</u></p> <p>It was reported that the HGV weight limit signs in Warkton had been replaced following reports that these had been damaged.</p> <p>Road Markings had been altered to reflect the correct road speed limit in and around Cranford.</p> <p>Permanent signs notifying drivers of the Hayfield school on the approach have been installed.</p>			
17.EKLF.17	<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></p> <p>The forum heard that the developers from David Wilson Homes and Hanwood Park had given apologies for the meeting. Developers would be contacted by the council, to ensure attendance at future forums.</p> <p>It was also heard that a written update would be provided by developers prior to the next meeting of the forum in March 2018.</p>			
	<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 had been carried out on junction g at Barton 			

	<p>Road/Cranford Road.</p> <ul style="list-style-type: none"> - The Design work included a new pedestrian crossing included within the signal works to allow easier access to the school. - The Northbound approach would also be widened to allow two lanes of traffic, reducing the volume of traffic having to stop at the junction. - The design work had been carried out but faced constraints over the available highway and space surrounding the off-site junction. Major utilities ran underneath the highway which also added to the constraints of improving the junction. - Construction was nearing complete on the Cranford Traffic Calming scheme; this included the use of road narrowing and priority junctions at either end of the village. - Pedestrian crossings had been improved to allow safer crossing of the highway. - The bus shelter had been replaced along with works to allow for protect parking bays away from the main highway. - The Northants County Highways had been working closely with the Parish Council to ensure residents were consulted. 			
	<p><u>NCC Education Update</u></p> <p>Chris Wickens of Northamptonshire County Council Education provided an update on the situation involving utilities to the Hayfield Cross School site. .</p> <ul style="list-style-type: none"> - An agreement in principle was in place to allow the connection of the schools sewage system to the mains via a temporary adjoining pipeline. This was due to be completed early 2018. 			
	<p><u>Planning Update</u> (KBC)</p> <p>Louise Holland provided an update relating to the developments across the East Kettering Site:</p> <ul style="list-style-type: none"> - Planning consent for the East Kettering Site included provisions for a community and leisure facility. Health services are to be determined at a later date but there was an opportunity to combine these facilities into a single building. 			

	<ul style="list-style-type: none"> - Meetings are due to take place between partner organisation including the NHS and CCG regarding the health provisions of the development. - It was noted that there were a number of partner organisations that need to work together to ensure the best possible outcome for the development. - David Wilson Homes to date had completed 83 homes with 46 currently occupied. 173 starts had also been made. 			
	<p><u>Developer Contributions (KBC)</u></p> <p>Louise Holland presented a report relating to the use of developer contributions.</p> <ul style="list-style-type: none"> - To date £1,324,000 had been received 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 £63,000 ▪ 1st and 2nd repayment with regards to the loan to build the primary school at Hayfield Cross £625,000 - Since the last forum in June, a payment for Quarter 3 had been received from David Wilson Homes. - £500,000 had been paid to the County Council toward Junction (c) works and the first two repayments of the school loan, £500,000 has been made to the Homes and Communities Agency. Commitments at this time are a further £100,000 for Junction (c) and Cranford Village Traffic Calming (£63,000) - It was anticipated that a further £330,000 will be received in the 2017 calendar year. This money will be spent on further repayment of the primary school loan. - The primary school account at mid July 2017 stood at £5,045,943. - The Council had attracted funds from other sources, which will enable some additional works to be progressed. 			

<p>17.EKLF.18</p>	<p><u>QUESTIONS</u></p> <p>Q. There are reports of developers building on the boundary of the development between 92 and 96 Warkton Lane, what is being done to correct this?</p> <p>Q. Would the time for traffic to move be reduced with the introduction of a new pedestrian crossing thus increasing the number of cars waiting?</p> <p>Q. If there was not constraints that included land, cost or utilities, would junction g look and operate differently?</p> <p>Q. Work needs to be carried out along Warkton Lane/St Catherines Road Junction as cars are constantly speeding along this road causing a massive risk to drivers wishing to turn out.</p>	<p>A. David Wilson Homes have submitted revised plans to include the 'buffer zone' as an area to build on, at the moment no changes have been accepted and these plans are currently being looked at. The developers had erected illegal sheds on the area in question and this was considered unacceptable as planning permission had not been given.</p> <p>A. The signals included with the proposed junction would operate in different phases to include the pedestrian crossing. Traffic would still be able to turn right into Cranford Road and left into Barton Road whilst pedestrians crossed.</p> <p>A. Unfortunately we have to work with what we have at the moment and the proposed designs for the junction are the best available to us. And would be a significant improvement for the highway and for the capacity of the junction.</p> <p>A. Solutions are currently being looked at. Plans will be brought forward.</p>		
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	<p>Q. When will proposals for the junctions at Pytchley/ Barton Road be brought to the forum?</p> <p>Q. When will works be carried out on the new proposed changes to the Cranford/Barton Road junction?</p> <p>Q. Can the remaining funds be allocated in cooperation with Cranford Parish Council to fund gateways to the village.</p> <p>Q. Can anything be done to connect the school to the mains telephone lines as the school currently has to use mobile phones to contact parents.</p> <p>Q. can you confirm the current capacity and maximum capacity of the school?</p>	<p>A. Designs are currently being finalised and so a detailed report will be provided at the next forum to give a better idea of what is being proposed.</p> <p>A. At the moment there is no set time as we are waiting for potential triggers to occur involving Section 106 funding from the developers.</p> <p>A. This is certainly something we would look into and be happy to discuss with the Parish Council. Although legal agreements would have to be consulted upon prior to any formal discussions.</p> <p>A. Permanent utilities will be constructed when the new access road is constructed on the development site.</p> <p>A. The School currently teaches just under 200 pupils but this number is due to increase to a maximum of 420 pupils when all year groups are at capacity.</p>	<p>Louise Holland (KBC)</p>	
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17.EKLF.19	<p><u>ITEMS FOR NEXT MEETING</u></p> <ul style="list-style-type: none"> • Junction e • Junction D 			
17.EKLF.20	<p><u>DATE OF NEXT MEETING</u></p> <p>22nd March 2018</p>			

(The meeting started at 6.00pm and ended at 7.05pm)

Signed

Chair