

BOROUGH OF KETTERING
EAST KETTERING LIAISON FORUM
MEETING HELD: 22nd March 2018

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

REF	Item/Issue	Response/Action	Responsibility	Timescale
17.EKLF.21	<p><u>NOTES OF MEETING HELD ON 7th DECEMBER 2017</u></p> <p>The notes of the meeting held on 7th December 2017 were agreed by the members of the forum as a true record of the meeting.</p>			
17.EKLF.22	<p><u>ACTIONS ARISING FROM THE NOTES OF THE LAST MEETING</u></p> <p>None</p>			
17.EKLF.23	<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 – Hanwood Park</u></p> <p>Alan Wordie of Hanwood Park LLP provided an update regarding ongoing necessary critical ecological works that had been undertaken on the development,</p> <ul style="list-style-type: none"> - In conjunction with Junction E, an area of pre-nesting had been cleared along with a number of trees. - Hedges had been netted in the surrounding area to the proposed junction f. - Hedges had been removed along Cranford Road in the run up to the site being needed for access in June 2018 - Work programmes for junctions E and were being refined and should be ready after the Easter break. - Contracts had been signed and are in place for Junctions E and F - Junction E is a 45 week contract and work on Junction F was due to start September 2018. - A detailed highways programme was currently being drafted following discussions with the Highways Authority and was due to be made available April 2018. 			

	<p><u>Developer Update – David Wilson Homes/Barratts</u></p> <p>Apologies for absence were received from representatives of David Wilson Homes, in their absence a written update was provided to members which stated that:</p> <ul style="list-style-type: none"> - Work had commenced on over 200 units with more than half of these completed - Total S106 contributions to date were just short of £1.6m - The next quarterly contribution was due to be expected in excess of £450,000 <p><u>Developer Update – Persimmon Homes</u></p> <p>Alan Davies of Persimmon Homes provided an update of ongoing works in relation to the landscaping and design works on the Persimmon site.</p> <p>It was heard that the layout was being finalised and was due to be submitted formally to the Planning Authority where officers would consult on the proposed layout with the public and consultees and agree with the developer on any changes that needed to be made.</p>			
	<p><u>Highways Update</u></p> <p>Paul Richmond of Northamptonshire Highways attended the forum and presented members with proposals for two junctions in Kettering;</p> <ul style="list-style-type: none"> - Junction d, roundabout connecting London Road, Barton Road and Pytchley Road. - Junction e connecting Barton Road with Windmill Avenue. <p>It was heard that both junctions face challenges due to land constraints, utility issues and budgetary restrictions. The proposals would give significant benefit over the existing arrangements.</p>			

<p><u>NCC Education Update</u></p> <p>Chris Wickens of Northamptonshire County Council Education provided an update with regards to ongoing works to the Hayfield Cross School site.</p> <ul style="list-style-type: none"> - The School had recently been connected to the main sewage pipelines via a connection that would work long term but would be replaced once the permanent roads were installed. - A second generator had been installed on site to maintain the power supply to the school. - A Planning application was to be submitted April 2018 by Hanwood Park to renew the planning consent for the access road, to run until September 2020. - A visual inspection was to take place every half term to determine the quality of the road and necessary works to be undertaken. - Discussions were due to take place between the NCC, Hanwood Park and the school with regards to traffic management interventions including speed limit signage, speed humps and the use of staggered start times for each year group at the school to reduce congestion at key times. 			
	<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"> - A planning application submitted by Hanwood Park had been approved (subject to a legal agreement) to update the planning permissions to bring the conditions in line with changes to national policies. - A planning application had been submitted by David Wilson Homes which sought to make changes to house types with the inclusion of garden sheds and removal of some garages, consultation was due to end April 18. 		

	<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 £1,726,146 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 £65,000 ▪ 1st and 2nd repayment with regards to the loan to build the primary school at Hayfield Cross £750,000 - Since the last forum in December 2017, a payment for Quarter 4 had been received from David Wilson Homes. - £500,000 had been paid to the County Council toward Junction (c) works and the three repayments of the school loan, (£750,000) had been made to Homes England (Formerly the Homes and Communities Agency). Commitments at this time are a further repayment of the school loan and Cranford gateway feature (£2,000) - The primary school account at mid February 2018 stood at £4,849,998. - The Council had attracted funds from other sources, which will enable some additional works to be progressed including that for traffic calming at Warkton Lane/St Catherine's Road and offsite junction design works. 			

<p>17.EKLF.24</p>	<p><u>QUESTIONS</u></p> <p>What is the timescale in relation to the delivery of the planning application to the Council for the Persimmon Homes site?</p> <p>Q. There is a potential risk of danger in using the access point on Cranford Road for the Persimmon site as this is in close proximity to the Hayfield Cross Primary School.</p> <p>Q. Can the school be involved in any discussion with regards to a traffic management plan for the Persimmon site?</p> <p>Q. Has consideration been given to construction traffic that will use Cranford Road in relation to the traffic simulations that have been carried out?</p> <p>Q. Can the school be given a point of contact at Persimmon when construction starts?</p>	<p>A. The layout is currently being finalised and will need to be updated following advice from officers with regards to landscaping and drainage. The layout should be submitted within 2-3 weeks.</p> <p>A. The Build out rate in parcel 23 and 26 will be staggered and will take a number of years meaning that there will not be a major amount of construction traffic at any one time, transport management plans will be in place.</p> <p>A. Around 50-80 homes will be built per year on the site and the first works to be carried out will involve land modelling and drainage meaning minimal construction traffic, efforts can be made to ensure that the school is properly consulted with regards to the traffic management plan.</p> <p>A. Construction traffic had been taken into consideration but this type of traffic is minimal compared to the actual traffic that will use the road.</p> <p>A. Yes, this can be provided.</p>		

	<p>Q. Can funding be redirected to Junction F to help alleviate the issues that are surrounding the school?</p> <p>Q. Will the recent news about the County Council affect the delivery of the off-site junctions?</p> <p>Q. With the widening of the roundabout at junction d, are HGV drivers likely to struggle to manoeuvre if vehicles are in the other lane.</p> <p>Q. Would it be possible to work closely with local land owners to extend the area as you turn left from Barton Road into Pytchley Road?</p> <p>Q. Are the trees that are being removed as part of this proposed plan at junction d being replanted?</p> <p>Q. Can alterations be made to the crossing on Pytchley Road, just off of the roundabout as this is a major hold up for traffic especially during peak times due to the close proximity of the school and college?</p>	<p>A. Junction F is being delivered by the developer as opposed to the S106 funds. Works are due to commence in the late Summer, Early Autumn 2018</p> <p>A. The Junctions are funded using S106 contributions from the developers which is separate to the County Council's budgets</p> <p>A. Although there will be more vehicles on the junction, a level of consideration is needed from other road users as with any other junction where HGV's operate.</p> <p>A. There is a number of utilises that run through this area and it would be at a considerable cost to move any of these including extending the road area as mentioned. There are also potential safety issues with having 2 left lanes.</p> <p>A. Wherever possible the County Council will endeavour to replant trees at a suitable location.</p> <p>A. Unfortunately the crossing itself cannot be moved but potentially, changes can be made to the way the system operates especially during peak times to alleviate pressure on the junction.</p>		
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	<p>Comment about the need to be ambitious and ensure we get the design of junctions right. A roundabout at junction e could be a solution.</p> <p>Q. Can we have some kind of idea of timescale for the delivery of junctions?</p> <p>Q. Are there any updates with regards to the Barton Road/Cranford Road Junction, traffic is regularly backed up to the A14 due to constraints with traffic turning right into Cranford road?</p> <p>Q. Can you confirm whether or not the school has been receiving the reports associated with the inspection of the temporary road to the Hayfield School site?</p> <p>Q. Can you confirm whether or not that the potholes currently on the temporary road to the school will be fixed in the Easter half term?</p> <p>Q. Is there any flexibility within the S106 funding agreements that would allow the council to revisit the number to spend the funding on other crucial and more important junctions?</p>	<p>A. At this time there is no set timescale or programme of junctions as costings and agreements need to be in place before design works can begin. This relies on S106 funding linking to the number of houses that are built by the developer.</p> <p>A. Modelling work on the proposed junction has been completed with a mitigation plan agreed; a programme of works is still to be decided and will follow discussions with the Highways Authority.</p> <p>A. The inspection have been taking place on a regular basis, although we were unaware of the obligation to inform the school this information can be passed to the relevant individuals as required.</p> <p>A. An inspection will be carried out during the Easter Half term and works carried out as necessary</p> <p>A. Legal agreements have been made between the Council and the developers with regards to the S106 contributions with £6.3m (index linked) set as the maximum contribution to offsite junctions, not ruling out scope</p>	<p>Alan Wordie (Hanwood Park)</p> <p>Chris Wickens (NCC Education)</p>	
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	<p>Q. There has been talk of a temporary footpath being built from the new Hanwood Park estate to the Hayfield School. Can you confirm if this will go ahead or not?</p> <p>Q. When will works start at Access E?</p>	<p>for flexibility but legal agreements would have to be changed.</p> <p>A. The site in question is owned by Taylor Wimpey who are currently years away from being able to build on that particular parcel of the development. Possible arrangements can be made between residents and the developer.</p> <p>A. June this year.</p>	<p>Alan Wordie (Hanwood Park)</p>	
17.EKLF.25	<p><u>ITEMS FOR NEXT MEETING</u></p> <ul style="list-style-type: none"> • Offsite Junctions 			
17.EKLF.26	<p><u>DATE OF NEXT MEETING</u></p> <p>21st June 2018</p>			

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

Signed

Chair