

**BOROUGH OF KETTERING**  
**EAST KETTERING LIAISON FORUM**  
**MEETING HELD: 21<sup>st</sup> June 2018**

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

REF	Item/Issue	Response/Action	Responsibility	Timescale
18.EKLF.01	<p><b><u>ELECTION OF CHAIR AND APPOINTMENT OF DEPUTY CHAIR</u></b></p> <p><b>RESOLVED</b> that Councillor Lloyd Bunday be elected Chair and Councillor Victoria Lamb be appointed Deputy Chair of the Forum</p> <p>Enquires were made regarding whether or not elected members were permitted to be elected as the chair of the Liaison Forum via the constitution, it was then confirmed that the current constitution did not restrict elected members becoming the chair or deputy of the forum.</p>			
18.EKLF.02	<p><b><u>NOTES OF MEETING HELD ON 7<sup>th</sup> DECEMBER 2017</u></b></p> <p>The notes of the meeting held on 7<sup>th</sup> December 2017 were agreed by the members of the forum as a true record of the meeting.</p>			
18.EKLF.03	<p><b><u>ACTIONS ARISING FROM THE NOTES OF THE LAST MEETING</u></b></p> <p>None</p>			
18.EKLF.04	<p><b>The Timeline for Delivery, Action Plan and Infrastructure Updates were given verbally and in a presentation to the Forum as follows:</b></p> <p><b><u>Developer Update – Hanwood Park</u></b></p> <p>Alan Wordie of Hanwood Park LLP provided an update regarding ongoing works taking place across the Hanwood Park site.</p> <ul style="list-style-type: none"> <li>- Pre-commencement planning works had been undertaken with regards to the next phase of the development.</li> <li>- The program was due to be submitted, week commencing 25<sup>th</sup> June and feedback will be sought from the regulator to finalise key dates which would allow the program to roll forward.</li> <li>- A detailed highways programme was currently being drafted following discussions with the Highways Authority, discussions regarding road space bookings are currently ongoing with works</li> </ul>			

	<p>likely to take place at the end of August 2018 or the beginning of September 2018.</p> <ul style="list-style-type: none"> <li>- The attenuation pond works could start as soon as funding can be drawn down.</li> </ul> <p><b><u>Developer Update – David Wilson Homes/Barratts</u></b></p> <p>Edmund Fox of David Wilson Homes attended the forum and gave an update relating to Parcels R7, R9 &amp; R10</p> <ul style="list-style-type: none"> <li>- To date construction had been started on 230 properties within the Warkton Lane/Deeble Road site.</li> <li>- 130 properties had been sold and are currently occupied.</li> <li>- 23 Affordable homes had also been completed.</li> <li>- A further 21 homes were due to be completed by the end of November 2018.</li> <li>- To date David Wilson Homes had contributed £2.5 million through S106 contributions.</li> </ul> <p>The on-site team had recently resolved a number of complaints relating to the amount of mud throughout the development.</p> <p><b><u>Developer Update – Persimmon Homes</u></b></p> <p>Apologies for absence were received from representatives of Persimmon Homes.</p>			
	<p><b><u>Highways Update</u></b></p> <p>Paul Richmond of Northamptonshire Highways attended the forum and presented members with proposals for two further junction improvements in Kettering;</p> <ul style="list-style-type: none"> <li>- Junction a, roundabout connecting Stamford Road and Windmill Avenue,</li> <li>- Junction b connecting St Mary's road and Windmill Avenue</li> </ul> <p>It was heard that the initial proposals for each junction would see the</p>			

	<p>capacity greatly improved to allow greater traffic flow. One option was presented for junction a – a roundabout scheme. Two options were proposed to members regarding junction b, the first option resembled a larger roundabout than its current situation with the second option resembling a 3-way fixed signal junction. 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 with the junction b signals giving greatest benefit at peak and roundabout outside of peak.</p> <p>Support was given by the Cllrs and public to the roundabout option for junction b.</p>			
	<p><b><u>NCC Education Update</u></b></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"> <li>- 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.</li> <li>- Half termly inspections with regards to the access road had commenced, representatives from Northamptonshire County Council, Hanwood Park and Hayfield Cross were in attendance.</li> <li>- Remedial works identified by the inspection took place during the half term; options were being looked at with regards to the access road although due to financial constraints, the current semi-permanent road was the most viable.</li> <li>- During the Summer Holidays, further remedial work will take place on the access road, A landline internet connection was also due to be established during this time.</li> </ul>			
	<p><b><u>Planning Update</u></b> (KBC)</p> <p>Louise Holland provided an update relating to the developments across the East Kettering Site:</p> <ul style="list-style-type: none"> <li>- A planning application submitted by Persimmon Homes had received a resolution to approve subject to a legal agreement. Through negotiations a lump sum from the developer to be put</li> </ul>			

	<p>toward improvements to Cranford Road/Barton Road junction had been agreed along with the installation of a footpath along the front of the proposed development site and a controlled pedestrian crossing to gain access to northern side of Cranford Road and the primary school.</p> <ul style="list-style-type: none"> <li>- The Construction management plan was still to be agreed and the school were to be consulted on this to ensure deliveries were outside of school peak times.</li> </ul>			
	<p><b><u>Developer Contributions (KBC)</u></b></p> <p>Louise Holland presented a report relating to the use of developer contributions.</p> <ul style="list-style-type: none"> <li>- To date £2,200,000 had been received from David Wilson Homes, this had been provisionally allocated as follows: <ul style="list-style-type: none"> <li>▪ The design/construction of Junction (C) at windmill Ave/Deeble Road £600,000</li> <li>▪ Cranford traffic calming measures £65,000</li> <li>▪ Repayments with regards to the loan to build the primary school at Hayfield Cross £1,000,000</li> </ul> </li> <li>- Since the last forum in March 2018, a payment for Quarter 1 2018 had been received from David Wilson Homes.</li> <li>- £500,000 had been paid to the County Council toward Junction (c) works and the four repayments of the school loan, (£1,000,000) had been made to Homes England (Formerly the Homes and Communities Agency). Commitments for 2018/19 are further repayment of the school loan and Cranford gateway feature (£2,000) Junction improvement works are another key priority and funds were being set aside for this purpose.</li> <li>- The primary school account at mid February 2018 stood at</li> </ul>			

	<p>£4,671,000.</p> <ul style="list-style-type: none"> <li>- 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.</li> </ul>			
<b>18.EKLF.05</b>	<p><b><u>QUESTIONS</u></b></p> <p>Q. Are works to be carried out on junction E and F simultaneously?</p> <p>Q. What is the programme for the road to the school?</p> <p>Q. Would it be possible to for the new secondary school on the development to be considered as a church school?</p> <p>Q. What is the timescale for the construction of Junction E?</p> <p>Q. Would construction of two junctions cause unnecessary congestion along Warkton Road and Barton Road?</p>	<p>A. Works on Junction E and F are due to take place in parallel subject to the approval of the works program and necessary road space booking.</p> <p>A. The programme is unchanged. Access F to start September with the school being accessed by the permanent road September 2020.</p> <p>A. The School would be more than welcome to apply once it has been completed.</p> <p>A. Unfortunately at this time there are no specific timescales although we estimate construction would take around 45 weeks to complete (includes construction of road not just access)</p> <p>A. Works at junction F will initially be done off of the road within the site to avoid disruption to the flow of traffic, discussions are underway with contractors to minimise disruption although it is possible for works to run</p>	<p>Alan Wordie Hanwood Park</p> <p>Alan Wordie Hanwood Park</p> <p>Chris Wickens NCC</p> <p>Alan Wordie Hanwood Park</p> <p>Kingsley Cook NCC</p>	

	<p>Q. Should Access E and F be done at the same time?</p> <p>Q. What is road booking space?</p> <p>Q. There seems to be a level of confusion regarding the Temporary 30mph speed restriction along Cranford Road, the signs are incorrect?</p> <p>Q. There is currently a fence blocking pedestrian access to a footpath that would connect the development with the Hayfield Cross School, can this be removed to allow safe passage please?</p> <p>Q. There has been a lack of hedge trimming taking place along the Warkton Lane boundary of the development, Hedges are creeping into the road blocking visibility.</p> <p>Q. Can you confirm the route of construction vehicles as previously heavy goods vehicles have been taking alternative routes?</p>	<p>concurrently. NCC Highways are aware of the need to minimise traffic disruption as far as possible.</p> <p>A. There is potential for this to be managed.</p> <p>A. It is booking with NCC the time and space to do the works on the highway.</p> <p>A. The Temporary Speed Order expires on the 16<sup>th</sup> July 2018 and an application has been submitted to extend this order. The Developer will look into the state of the signage along Cranford Road.</p> <p>A. This information will be passed and checked with the site manager and fed back to the residents association.</p> <p>A. There is a question of who the ownership of the land falls under; this will be confirmed and fed back once information is confirmed. Also noted that bird nesting season restricts hedge cutting.</p> <p>A. After investigations took place which sought to confirm this, we have since stopped using that particular contractor. All construction traffic is permitted to use the routes approved</p>	<p>Kingsley Cook NCC</p> <p>Alan Wordie Hanwood Park</p> <p>Alan Wordie Hanwood Park</p> <p>Edmund Fox DW Homes</p> <p>David Wilson Homes</p> <p>David Wilson Homes</p>	
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	<p>Q. What are the current plans for traffic calming along Warkton Lane</p> <p>Q. A number of heavy construction vehicles have been spotted driving through Warkton Village, can this be looked into please?</p> <p>Comments were received regarding the proposed road infrastructure creating unnecessary traffic congestion stating that traffic calming and infrastructure should have been in place prior to the commencement of any development, comments were also heard which stated that although advertised as such, the current state of the development was not representing a eco/sustainable urban extension.</p> <p>Q. There seems to be a lack of consideration and provision for cycling and pedestrian access with the proposed junctions, this does not represent an eco-friendly or sustainable view.</p> <p>Q. What are the current provisions for the use of Buses within the proposed development?</p>	<p>within the Construction Management Plan.</p> <p>A. A number of plans are currently under consideration with options still to be agreed. KBC is currently working with the Highways Authority to finalise this and will start consultation with members and residents shortly.</p> <p>A. Aware of the weight limit on the bridge, this will be looked into.</p> <p>A. Through the S106 agreement, an amount of money has been set aside for cycling/pedestrian provisions, discussions are currently underway between the developers and the Highways Authority and details will be presented once progress has been made.</p> <p>A. The development is being built to accommodate buses but this will fall under control of the bus operators as</p>	<p>Louise Holland KBC</p> <p>David Wilson Homes</p> <p>Gavin Ferries KBC</p> <p>Kingsley Cook NCC</p>	
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	<p>Q. It was mentioned previously that the developer had to refinance in order to continue the development?</p> <p>Q. Are the rumours true that construction on the second East Kettering Primary School will begin soon?</p> <p>Q. Staggered start times have been mentioned between the school and the developer to alleviate congestion during school peak times is this something that is mandatory for the school to undertake?</p> <p>Q. Could conditions not be imposed on the developers to ensure that infrastructure was put in place prior to the building of any facilities or houses?</p>	<p>finance and have a cash flow to ensure the financial viability of the scheme, the only information available to us at this time is that negotiations took place between the developer and Homes England regarding refinancing the scheme.</p> <p>A. Northamptonshire County Council currently have no plans to deliver the second primary school (PS2) at this time.</p> <p>A. This has only been discussed as an option to help calm congestion and safety worries, the final decision whether this happens or not is with the school itself.</p> <p>A. Developers have to consider the financial viability of the scheme and operate in the confines of the project, some up front funding is provided to kick-start house building which initiates a cash flow cycle once those houses are built, sold and occupied, this cash flow is then used for further house building and associated infrastructure.</p>	<p>Chris Wickens NCC</p> <p>Chris Wickens NCC</p> <p>Rob Harbour KBC</p>	
<p><b>18.EKLF.06</b></p>	<p><b><u>ITEMS FOR NEXT MEETING</u></b></p> <ul style="list-style-type: none"> <li>Developer Representation Warkton Lane Traffic Calming</li> </ul>			
<p><b>18.EKLF.07</b></p>	<p><b><u>DATE OF NEXT MEETING</u></b></p> <p>27th September 2018</p>			

*(The meeting started at 6.00pm and ended at 7.55pm)*

Signed .....

Chair

CJG