

BOROUGH OF KETTERING
EAST KETTERING LIAISON FORUM
MEETING HELD: 21st March 2019

- Present :** Councillor Lloyd Bunday (Chair)
Councillors Ruth Groome, Anne Lee, and Mark Rowley, (Kettering Borough Council)
Councillor Victoria Perry (Northamptonshire County Council)
Councillors Chris Groome (Burton Latimer Town Council), Stephen Pickard (Cranford Parish Council), Victoria Lamb (Warkton Parish Council)
Merlyn Gray (Churches Together),
Dr Tom Kelly (CPRE)
Julia-Anne Stokes (Hanwood Park Residents Association)
- Also Present:** Seven members of the public.
- KBC Officers:** Martin Hammond, James Wilson, Louise Holland and Gavin Ferries

Callum Galluzzo (Committee Administrator)
- NCC Officers:** Kingsley Cook (NCC Highways) and Chris Wickens (NCC Education)
- Developers:** Alan Wordie, Ian Troughton (Hanwood Park), Lucy Walden (Persimmon Homes), Tom Nightingale, Pritesh Shah (David Wilson Homes),
- Members of the Press:** None
- Apologies:** Councillors Linda Adams, Andrew Dutton, Phillip Hollobone, Jan Smith and Shirley Stanton (Kettering Borough Council)
Councillor Eileen Hales (Northamptonshire County Council)
Councillor Fergus Macdonald (Burton Latimer Town Council)
Taylor Wimpey

REF	Item/Issue	Response/Action	Responsibility	Timescale
18.EKLF.14	<p><u>NOTES OF MEETING HELD ON 6th December 2018</u></p> <p>The notes of the meeting held on 6th December were agreed by the members of the forum as a true record of the meeting.</p>			
18.EKLF.15	<p><u>ACTIONS ARISING FROM THE NOTES OF THE LAST MEETING</u></p> <p>None</p>			
18.EKLF.16	<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 and Ian Troughton of Hanwood Park LLP provided an update regarding ongoing works taking place across the Hanwood Park site.</p> <ul style="list-style-type: none"> - Work was continuing along Barton Road as part of the 38 week programme for the road infrastructure. - Progress was being made in relation to Access F and a subsequent road connection will be made immediately after infrastructure is put in place in relation to Access E - Section 278 connection works will take place from mid-April along Cranford Road which will mean that the road will have to be closed for a period of at least 16 weeks. - Cranford Road works involve significant diversion of utilities and major drainage works at 8m depth with 1m diameter pipes - The Cranford Road closure includes the closure of the routes for pedestrians and cyclists - Pedestrian (on demand) Crossings have been put in on Barton Road and Warkton Lane following a site meeting between White Mountain, Hanwood Park, KBC Planning, NCC Highways and Cllr Bunday. <p><u>Developer Update – David Wilson Homes/Barratts</u></p>			

Pritesh Shah of David Wilson Homes attended the forum and gave an update relating to Parcels R7, R9 & R10

- To date construction had been started on 320 properties within the Warkton Lane/Deeble Road site.
- 221 properties had been completed since construction began on the site in 2016.
- Sales remain strong across both developments with 20 homes being sold since the start of 2019.
- Over £2.5 Million had been paid in S106 payments to Kettering Borough Council
- Following a recent site visit, it was confirmed that there was adequate white line markings on the main spine road through the development, whereas the smaller roads do not.

Developer Update – Persimmon Homes

Lucy Walden of Persimmon Homes attended the forum and gave an update relating to ongoing works within the persimmon site.

- The 1st completions were due to be completed in June 2019, with around 10 being completed by the end of the month.
- The construction of foundations for around 50 homes had already been completed.
- Road Sweepers routinely clean Cranford Road following feedback from residents regarding the amount of mud on the road from construction traffic.
- Advertising signs near junction 11 of the A14 had been removed following feedback from residents.

Developer Update – Taylor Wimpey

Apologies for absence were received from representatives of Taylor Wimpey.

<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> <p>It was heard that the highways authority was working closely with the developers to coordinate the off-site junction road works to minimise disruption.</p> <p>The Highways Authority stated that there would be a 4 month road closure along Cranford Road and that there would be a signed diversion route including a re-routed bus programme in coordination with the relevant bus companies. The nature of the works means that deep drainage works are required which will result in the closure of the road.</p> <p>Noted that no construction traffic is to go through Cranford.</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 last inspection with regards to the temporary road has taken place on the 18th March 2019 with representatives from NCC and the school highlighting areas that needed urgent attention. Contractors will be undertaking the relevant surface works during the School Easter Holidays to minimise disruption. - Northamptonshire County Council reiterated its obligation to supporting the school. 				
<p><u>Planning Update and Developer Contributions (KBC)</u></p> <p>Louise Holland presented a report relating to the use of developer contributions and provided the forum with an update relating to the developments across the East Kettering Site:</p>				

	<ul style="list-style-type: none"> - To date £3,000,000 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 £65,000 ▪ Repayments with regards to the loan to build the primary school at Hayfield Cross £2,300,000 - It was noted that Q1 2019 roof charge was due for payment following the meeting. - A Contribution of £880,000 had been received from Persimmon Homes which was to be used to deliver the junction improvement works at Cranford Road/Barton Road (Junction g). - Since the last forum in September 2018, a payment for Quarter 4 2018 had been received from David Wilson Homes. - £537,000 had been paid to the County Council toward Junction (c) works and the six repayments of the school loan, (£1,761,000) had been made to Homes England (Formerly the Homes and Communities Agency) and £65,000 for Cranford village traffic calming including gateway feature. Commitments for 2019/20 at this time are further repayments of the school loan. Junction improvement works are another key priority and funds are being set aside for this purpose. - The primary school account end February 2019 stood at £4,097,745.39. - 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. 			
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<p>18.EKLF.16</p>	<p><u>COMMUNITY GOVERNANCE REVIEW</u></p> <p>Martin Hammond presented a report which intended to advise members of the forum that a community governance review would be carried out during 2019 which would consider whether a town council should be created to cover the existing unparished area of Kettering and to consider if changes were required to the boundaries between Kettering, Barton Seagrave, Cranford and Burton Latimer.</p> <p>It was heard that the last community governance review was conducted in 2014 and that one of the matters it considered was the need to change the current boundary between Kettering unparished area and Cranford Parish Council, to recognise the impact the East Kettering urban extension would have on the identity of the latter parish.</p> <p>Members of the forum then heard that the first consultation phase would be presented in May 2019 and that members would be welcome to come forward with any views they may have.</p>			
<p>18.EKLF.17</p>	<p><u>QUESTIONS</u></p> <p>Q. Residents were originally told that Cranford Road would only be closed for a period of 6 weeks, can you confirm the dates for the road closure.</p> <p>Q. It was requested at the last meeting that the size and layout of the dwellings to be provided to members of the forum?</p> <p>Q. Is there any chance that the street cleaning being provided along Cranford Road could be extended further through the village?</p>	<p>A. Cranford Road will need to be closed so that essential drainage works can be carried out, this road closure will take place from the 17th April – 20th August 2019.</p> <p>A. All of the plans in relation to the David Wilson/Barratts sites can be found on the internet and also via the planning applications on the Councils Website, this can be circulated before the next forum</p> <p>A. This is certainly something that we can have a look at and have discussions on.</p>	<p>Hanwood Park</p> <p>DWH</p> <p>Persimmon Homes</p>	

	<p>Q. Comments were received regarding the proposed road closure of Cranford Road, it was heard that the closure had come as a bit of the shock to Cranford Parish Council who had not received any details or information regarding the closure and stated that they have insufficient information to help prepare local residents and businesses. Comments were also made regarding construction traffic using the village as opposed to the routes highlighted in the Construction Management plan.</p> <p>Comments were also received from members of the public in relation to the road closure at Cranford Road, one member of the public voiced their frustration and resorted to inappropriate language due to the length of the road closure and the detrimental effect it would have on residents of Cranford.</p> <p>Q. Can you confirm whether or not pedestrians/cyclists will still be able to access Cranford road during the road closure?</p> <p>Q. Residents will be significantly inconvenienced during the closure of Cranford Road including bus services, increasing social costs and private gains are not acceptable, any compensation available for residents?</p> <p>Q. Residents need to be made aware of the road closures and want information early?</p>	<p>A. Hanwood Park to action leaflet drop and investigate construction traffic</p> <p>A. There will be no access for pedestrians or cyclists along Cranford road during the road closure</p> <p>A. Unfortunately there will be no method of compensation for residents.</p> <p>A. The Highways Authority will follow all requirements for advertising and signposting road closures including liaising with bus companies. A public information event will take place in April detailing the programme of works, diversions and other key information. Hanwood Park has agreed to arrange for a letter drop for all local residents and businesses regarding this.</p>	<p>Hanwood Park</p> <p>Hanwood Park</p> <p>NCC Highways</p> <p>Hanwood Park</p>	
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	<p>Q. Can assurances be made that the school will be notified of details regarding the road closure as soon as possible?</p> <p>Q. Can anything be done in relation to pedestrian access to the school site from both the new development and from the surrounding area?</p> <p>Q. Are there any details available regarding the information evening hosted by Hanwood Park (White Mountain)?</p> <p>Q. Has any work or discussions taken place regarding the proposed medical centre at the East Kettering development?</p>	<p>A. Agreed</p> <p>A. A number of bridleways and public footpaths have been highlighted, we will look at alternative pedestrian routes during the road closure and feedback any potential arrangements. Pedestrian access from the DWH/Barratts site to the school has been previously explored and currently safe access cannot be provided through the current works on site. This will be kept under review by Hanwood Park.</p> <p>A. Date and venue are still to be confirmed although Barton Hall has been proposed as a potential venue. The information evening will be clearly advertised and an information letter given to residents confirming these details.</p> <p>A. An officer has been appointed to the Joint Planning Unit in relation to the health services within the county, processes will begin soon with ongoing discussions between the CCG and the Borough Council. The trigger for the health element is the 1500th dwelling which is not too far away, the developers have ideas in relation to the design code and plans will need to be brought forward.</p>	<p>Hanwood Park & KBC</p> <p>Hanwood Park</p> <p>KBC</p>	
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	<p>Q. Netting has not been placed on the hedges along Warkton Lane, Wildlife will soon start to nest in these delaying the introduction of traffic calming?</p> <p>Q. Now that the Traffic Calming works have finished in Cranford I would like to pass on my thanks for work that has been undertaken, although the works have highlighted problems with the drainage of water on the road surface outside the bus stop which regularly fills with large volumes of water, can anything be done to extend the works to this area?</p> <p>Q. Can we have an update on the progress of junction d at London Road/Barton road?</p> <p>Q. Is there any progress on the Secondary School?</p> <p>Q. Can promises and assurances be made that work will be done to ensure that pedestrians and cyclists have safe access to and from the village of Cranford whilst the road closure is in place?</p>	<p>A. Traffic Calming works at Warkton Lane have been delayed due to the other road works taking place. No works will take place in the bird nesting season.</p> <p>A. This is certainly something that can be discussed and looked into.</p> <p>A. At the moment there isn't enough S106 monies to begin the works for these particular works, it is too early to progress design work for this junction at this time as requirements may change for example due to utility works. NCC will coordinate the design work for the junctions.</p> <p>A. Discussions are ongoing as to the size of the school and these details are expected to come forwards at a similar time to the district centre details.</p> <p>A. Development officers will look at alternative routes for pedestrians and cyclists in consultation with the Local Highways Authority. Feedback will be provided at the Information Event in April.</p>	<p>KBC</p> <p>NCC Highways</p> <p>KBC</p> <p>KBC</p>	
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	<p>Q. What are the islands in Barton Road?</p> <p>Q. Is there/can there be traffic calming on Warkton Lane (southern section between Barton Road and Deeble Road) particularly around the Poplars Farm Road curve?</p> <p>There is a speed response sign but it flashes later whilst on bend rather than before it.</p> <p>Q. Can Councillors be notified on forthcoming road closures?</p>	<p>A. These are part of the Redrow works and traffic calming on Barton Road</p> <p>A. The speed limit is set at 30 as an appropriate speed and it is not proposed to put in traffic calming. However, NCC will look into this and in particular the sign as to whether it needs to be adjusted.</p> <p>A. This can be looked into.</p>	<p>NCC Highways</p> <p>NCC Highways</p> <p>NCC Highways</p>	
18.EKLF.18	<u>ITEMS FOR NEXT MEETING</u>			
	None			
18.EKLF.19	<u>DATE OF NEXT MEETING</u>			
	TBC			

(The meeting started at 6.00pm and ended at 6.45pm)

Signed

Chair