

Mawsley Adoptions - Interim Update for Parish Council Meeting 15/03/21

Unfortunately, there is not much progress forward to report since the December report as we seem to have gone a few steps forward and a few steps back.

Village Street 1 – Paddock End, Link Lane & Nethertown Way (part)

As Link Lane and Nethertown Way (part) are longer than the required distance without turning facilities and as the main part of Nethertown Way is not part of an adoption agreement yet, NCC will not adopt these sections of road, despite there being an unadopted turning facility at both ends. We believe this is NCC looking at the small picture rather than the bigger picture that all roads will be adopted, but will only be adopted in sequence.

These roads have therefore been removed from the immediate phase and will have to be made a new phase or added to another phase. We have amended the proposed area on the adoption drawings – but not Master Plan.

Village Street 2 - Scholars Road and Ellis Lane

Similarly NCC have decided they now cannot adopt Ellis Lane from Main Street to Nethertown Way at present due to lack of adopted turning facility at one end. In the same way they will not adopt the section of Scholars Row from the tangent point of the radius opposite No 4 to where it meets with School Road (until School Road is adopted) but will adopt the section linking to The Green and to the end of the cul-de-sac and footpath link, so we have had to amend the drawings to reflect this.

Infrastructure Phase 3 – Loddington Way

Balfour Beatty have decided that they will no longer accept solar bollards (which we changed to from square lit bollards on NCC request) despite us offering a commuted sum and have asked for them all to be changed to reflective bollards...this will apply across the whole of Mawsley...

They have also now decided that the current specification for give way signs is that they should not be lit, but be reflective and so we are having to change all give way signs to reflective, change the wide based posts to ordinary posts, remove the power cabling to them and do any associated path re-instatement (despite us offering a commuted sum). As you can imagine for us to go back in to do further footpath works is a time consuming and at a higher cost for small amounts of surfacing works than if this issue had been raised at the time we did previous footpath remedial works.

Infrastructure Phase 4 – School Road & Cowslip Hill

Whilst the road remedials are done with the exception of some failed tarmac that needs to be re-done, the lighting needs to be checked, the commuted sum agreed and any bollards/give way signs changed- however adoption is dependent on Phase 3.

Infrastructure Phase 6 - Cransley Rise

This phase the remedials have been done, however there is an issue with the turning head by No 26 as the land has been sold off to residents by Barratt Homes. It was proposed to be adopted, but may have to remain private. The streetlighting is yet to be looked at by Balfour Beatty. Adoption dependent on Phase 4.

Infrastructure Phase 5/5C&6B- Hawthorn Ave (Part) & Hares Run & Badgers Lane

The road remedials have been identified with NCC and we are out to tender for work to be commence over the summer. The streetlighting has yet to be looked at by Balfour Beatty. NCC have

asked for the footpath fronting 1-11 to be removed from the proposed adoption and a path installed alongside the road. However this would raise a question over the future maintenance of the path and streetlight already installed and would require discussion with the residents that it serves as they have no right of way over the path to their properties if it becomes private.

Infrastructure Phase 7 – Hawthorn Avenue (part and other roads- as per plan)

No progress with this area yet as dependent on discussions with NCC about proximity of houses to footpath.

Birch Spinney -

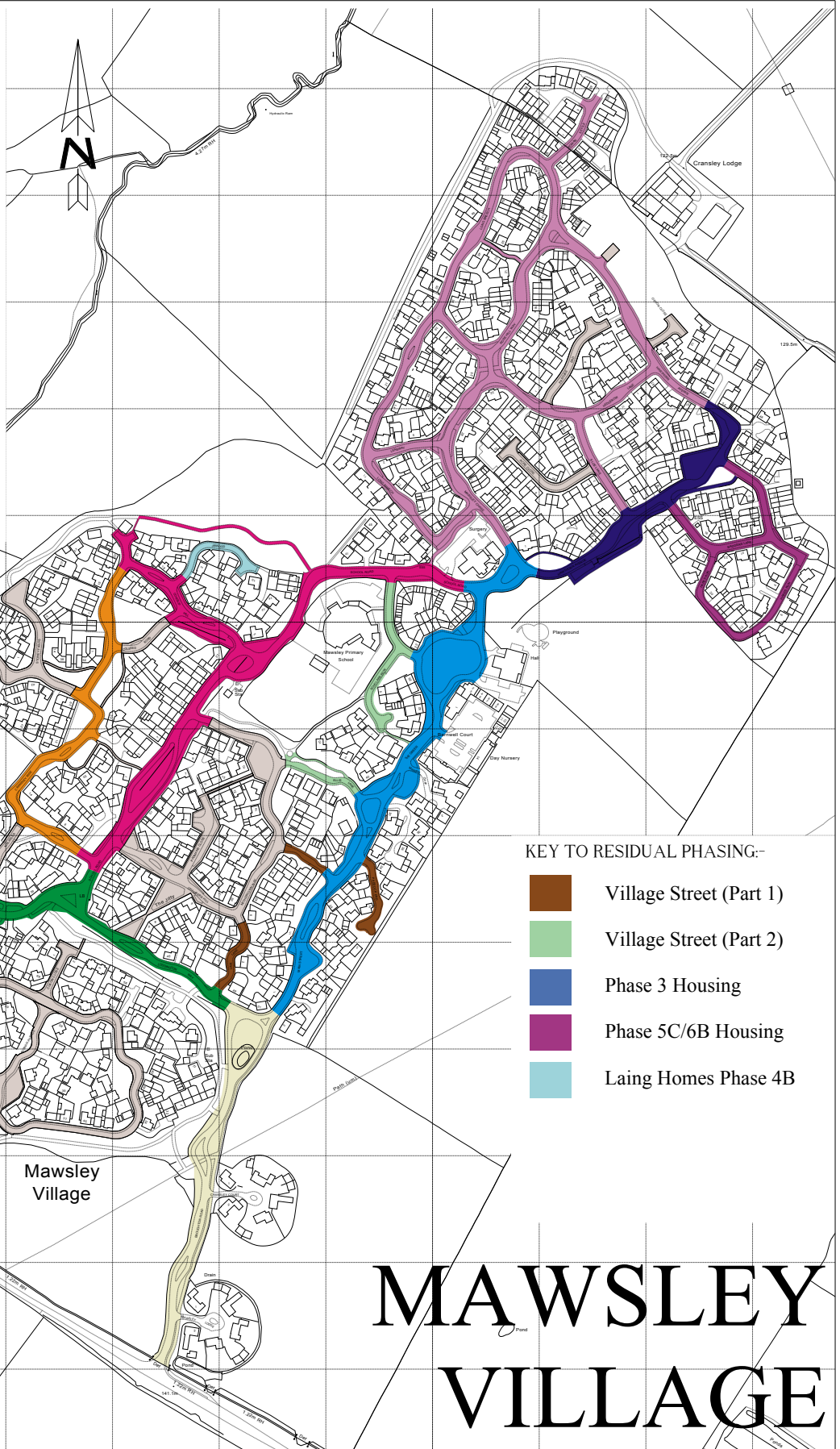
We have been asked by NCC to remove the footpath link from beside No as it goes nowhere and as a result have had to remove the two lamp columns on this path as there is no means for the electricity to be paid for going forwards. We are progressing the adoption of this road in conjunction with BPHA as again the road can only be adopted if there is turning facilities.

Any questions please do not hesitate to ask.

Prepared by Tim Sellens (Taylor Wimpey) – 10/03/21

KEY TO INFRASTRUCTURE PHASING:-

- Phase 1 Infrastructure
- Phase 2 Infrastructure
- Phase 3 Infrastructure
- Phase 4 Infrastructure
- Phase 5 Infrastructure
- Phase 6 Infrastructure
- Phase 7 Infrastructure
- Non-TWEM Responsibility



KEY TO RESIDUAL PHASING:-

- Village Street (Part 1)
- Village Street (Part 2)
- Phase 3 Housing
- Phase 5C/6B Housing
- Laing Homes Phase 4B

Mawsley Village

MAWSLEY VILLAGE

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| <p>JOB MAWSLEY VILLAGE KETTERING NORTHANTS</p> | <p>SCALE NTS @ A4</p> | <p>DRAWN CR</p> | <p>CHKD</p> | <p>DWG.No GW041_MP_04</p> | |
| | | <p>DATE 01.06.11</p> | <p>DATE</p> | | |
| <p>TITLE S38 AGREEMENT COMPOSITE PHASING PLAN</p> | <p>Taylor Wimpey East Midlands Ltd Unit 2, The Osiers Business Park Laversall Way, Leicester LE19 1DX. Telephone 0116 281 6400 Fax 0116 281 6401</p> | | | | <p>Rev. B</p> |