

**NOTES FROM MEETING HELD ON 26 JANUARY 2022 AT 9 AM
DHL OFFICES, MAIDSTONE**

Present: Cllr Rachel Gray (OPC); Cllr Gordon Newton (DPC); David Hatcher & Sue Skipp (CAARA), Teresa Irving (Parish Clerk), Matthew Besant/Chris Moore/Darrell Wilson (Bellway Homes), Matthew Woodhead (DHA).

Apologies received from Cllrs Roz Cheesman (DPC) & Kevin Hipkins (OPC)

Chris Moore stated by saying that BH would like to make the new builds part of the existing community.

The suggestion from BH that their Public Places Art Consultant was included at this meeting and why the PCs/CARRA did not think it was a good idea was briefly discussed. BH thought it would be a good time to make introductions, whereas the groups thought it was not the right forum/a distraction.

- It was suggested that future planning amendments for Parsonage Place could be shared with the PCs to allow input, prior to the amendments being formally submitted to MBC. This would save keep having to put in objections.

It was requested that the parishes are consulted on anything that will affect existing residents.

An advanced view was suggested for the next meeting.

- The ramp was discussed and the amount of times this has gone backwards and forwards. BH stated that they hope the latest submission is acceptable as Mr Edwards of MFFC has confirmed that he is happy with the design.
- Lighting. OPC will support lighting where it is necessary, not outside the site on Church Road and on both sides of the road. It goes against the policies of the NHP. It's a country road with an historic site and the lighting will completely change the character of the road.

The lights on the boundary of the site will be quite intrusive to homes in Chapman Avenue at 6 metres high. PCs/CAARA consider bollards to be a better option.

BH said that lighting is subject to specific restrictions and is one of the most difficult issues to deal with. Columns have to be a certain distance apart and people expect to be able to see where they are walking. Lots of parties have an interest in the site and the technical aspects i.e. Police, Highways.

BH agreed to see what can be done but they suspect that KCC and the Police might oppose changes. David Hatcher offered to speak with the Police

- BH advised that the archaeology report is still not finished.
- BH said they would be willing to look at ways to help the existing & new community come together and they feel that this will be achievable when all the sites are complete.

The request for parish notice boards to be installed in each development was taken on board for consideration by BH as it was suggested that this could help
The lack of community facilities was discussed but it was pointed out that a request for a village hall is not so easily achievable!

A report is currently awaited from the survey that was funded by BH and is being carried out by We Made This via MBC.

- BH to explore their suggestion further re. Wayfinding posts with directions to, for example, the Church, Shops, etc + pedestrian sites.
- A request was made at the last meeting for a desire line on what had become a recognised footpath on the west boundary of the site. (A PROW is on the northern boundary but the west side has been fenced off). Could the fence be moved to allow access to the pathway?

BH stated that they had spent a lot of time looking at this but the H & S implications cannot permit access. Things are a lot more complicated on site than people realise and the H & S repercussions are huge.

It was suggested that it would have been better if it was pointed out to residents that it is not a PROW and it had been closed on H & S grounds. Better communication is required.

BH will have to be cautious but they will take advice to see if anything can be done. One of the first jobs will be to put in a road to the boundary.

- The site flags were discussed as there is a problem with noise for people living close by and the amount of flags are considered overkill for a country road.

The application is still awaiting a decision from MBC but BH said they are happy to go away and review to see if something can be done, but no promises can be made.

- An update was requested for the temporary re-routing of the PROW on the other side of the road, facing the site. BH explained that whilst the land is not within their control, the request had been explored with the tenant farmer and landowner. However, discussions ceased when significant sums of money were raised due to loss of crops.

Now the crops have finished BH agreed to revisit the idea and discuss further with Kirkwood Trust/tenant farmer.

The parish considers this essential on safety grounds as someone is likely to be killed.

The request also includes reversing the kissing gate and moving the Highway sign.

- Widening of Gore Court. Information was requested why this has been delayed for a year? BH advised that the road closure was not permitted as it's a bus route and it would cause too much disruption at this point in time. It will take place when the White Horse Lane junction with Pentecost Lane is open for the bus to use.

Highways stated that the hedge at the junction had to be removed and MBC had stipulated what should be planted in its place i.e. an instant hedge was not acceptable, 1 metre whips to be planted.

The parish would like 1.5 metre hedging plants as there are concerns that residents will walk through a 1 metre hedge.

- Broadband/Internet. BH had approached Virgin Media to ask if ducts could be put in under the road in White Horse Lane. Initially Virgin said they would not be responsible for putting ducts on residents' drives but it was later stated that fibre will still be run to the Gore Court Road properties when their road is widened, but there is only capacity for that and not for the houses in White Horse Lane too.

BH agreed to have a look and see if they can help with fibre broadband for the few properties that are close to the site in Church Road.

- BH agreed to consider bollards for where new roads end and the adjoining pavement could be used by delivery drivers as a cut through.
- Sufficient dog waste bins to be provided on the development.
- Details were requested regarding the sewage sump on the north end of the site and what the holding capacity is?

BH advised that it's a wet well which pumps when a certain capacity is reached.

Concerns were expressed that the pump could break and back up to toilets in Chapman Avenue, as there has already been problems with existing pipework backing up.

BH said that they have a contract with a major company and that any problems will be dealt with quickly

- It was pointed out that a structural survey of the houses close to the site has not yet been carried out. BH to check when this will be done.
- Schedule of forthcoming works:

Materials are starting to be ordered as the lead times are currently 8-12 weeks.

Groundwork to start in February.

Walkers have been appointed to carry out all S278 works (Deringwood Drive/Church Road and the church car park. The latter will be put in first.) Once the S278 is signed off by Highways & BH, then dialogue with Walkers will take place regarding road space/closures.

One of the first jobs will be to remove the permitted section of hedge: 80m of this must be retained. This will need to be done quickly to avoid the bird nesting season. As soon as this is done it will allow the road to go in and then electric mains will be laid, which will mean electricity being turned off.

Top soil will be put in the centre of the site, with the intention of reusing as much as possible. Due to the high stone content, it will have to have a soil strip to take out the stones.

Church Road will be widened pre-occupation, not at the start of works.

- At least one of the proposed tree plantings is not indigenous and will obscure the view from the church to the Old Rectory. (It was agreed previously that this would not happen). BH stated that the use of native trees had been stipulated and they will go back to their contractor to find out what's happened.

It was suggested that the frequency of these meetings could be increased to 6 or 8 weekly intervals. A date of 23 March at 9.30 am was subsequently agreed.

BH requested that they are informed prior to the next meeting of any major issues that are to be raised.

The meeting concluded at 10.40 am.