

**Notes taken at meeting held at 9.30 am on 12 September 2023
at DHA Offices, Maidstone.**

Present: Roz Cheesman (DPC), Kevin Hipkins (OPC), David Hatcher/Sue Skipp (CAARA), Gordon Newton (MB DP & OP Cllr), Teresa Irving (Clerk - OPC/DPC), Julian Goodban/Derren Bishop/Darrell Wilson – Bellway Homes, John Everett (DCA), Laura Knight – Francis Knight Public Art Consultancy/ Rob Turner – (Artist)

Following introductions, the meeting opened with a presentation from Laura and Rob.

A video was shown of the work that has taken place with local schools: Madginford, Senacre Wood and Greenfield. Consultations have also taken place with St Nicholas Church and Stoneacre and Laura & Rob attended the DCA Fete to talk with those present.

Whilst contact had not been made with either Otham or Downswood PCs, it was confirmed that the websites had been 'looked at'. As the project is very much still work in progress, the PCs were assured that it is not too late for comments to be submitted.

Four Play Areas and a Public Art Plaza will form part of Parsonage Place. (The play equipment has been carefully considered to suit all ages and will largely consist of trim trail equipment).

It will be possible to see St Nicholas Church from the Plaza - which will be located in the middle of the development – and paving will lead from there to the Church. A circular/ ring of mosaics will feature; perhaps depicting wildlife, flora and/or fauna. Touchstones could be scattered just outside the mosaic.

The northern boundary, behind St Nicholas Church, will feature generic signage denoting flora and fauna i.e. 'chaffinches this way'.

Having been thanked for the interesting presentation, Laura and Rob left the meeting.

Site Update.

- Foxden Drive Ramp
Delays were caused by problems with the MBC licence and nesting birds. It's anticipated that the PROW (Public Right of Way) will be reopened in 3 to 4 weeks, once the landscaping work has been completed. A handrail & bench are also due to be installed. There are no plans for modifications to the steps that are adjacent to the play area, or for additional lighting

It was noted that there will always be 'some runoff' from the ramp to the open field, but the amount of water will be significantly less than previously experienced.

A pipe with a diameter of 150mm has been connected to the sewer as this will provide a self-cleaning velocity. (The faster flow means that a large pipe is not required)

Attendees were advised that: “the pipe was designed by Civil Engineers and that with gravity outfall it’s highly unlikely that there will be any blockages”.

Derren to ask about possible monitors (similar to those that are currently in place at Chapman Avenue).

Southern Water has been advised by BH that an upgrade will be required and this will be the responsibility of SW.

- Existing bollards will be left in place but motor bike restrictors will not possible as access will be required by BT to make maintenance visits.
- The closure of White Horse Lane has been delayed due to ‘no available road space’. The last date that was put forward for the closure was November ’23, and whilst January ’24 has since been mentioned, it’s felt that the closure will likely be a lot later.
- The traffic lights agreement for Willington St/Deringwood Drive is about to be signed off. The work is set to commence in February ’24 and will take approx. 3 to 4 months to complete.
- 20 Homes have currently been completed and approx. 35 homes have been sold. (It was noted that sales have slowed right down, due to the current economic climate. The most popular sales being for 2 bed homes). Work was originally being carried out in an anti-clockwise direction but this is now dependent on sales.
- Derren to confirm to Teresa the name of the new management company (also responsible for Bicknor Wood).
- It was confirmed that KCC will adopt all roads on the site.
- Darrell will be trying to get the play area and pond installed in the next 6 weeks.
- Approx. 60% of piling has yet to be carried out (delayed due to the world shortage of steel and property sales slowing down).
- Condition 36 – Flood Maintenance. David requested information as to why the condition was not signed off before the first occupancy took place?
BH advised that whilst MBC had refused the first submission, some of the details have since been modified and it has been resubmitted. The new report is expected to be approved.
With 6 sustainable drainage systems (SuDS) on site, it was reported that it’s unlikely that the site will ever fill up with water.
- Installation of the kissing gate for KM88 (footpath from Church Road to Otham) has been delayed due to the existing water main needing to be lowered (BH to check if the gate can be installed without waiting for the work). It was stressed that that this is very important as traffic speeds have increased with the widening of Church Road and someone is likely to be killed when stepping out from the footpath.
BH will be displaying the KHS banner in an attempt to reduce speeding.
- The Diocese has approved the new ragstone wall for the front of St Nicholas. Listed Building Consent is required before the work can go ahead.
- BH to investigate whether a defibrillator can be installed on street lighting located at the Plaza.
- BH had previously confirmed to Bicknor Wood Residents Community Group that 40m of fencing at the show home would be left in situ. However, it was subsequently removed and the group has since been advised that BH will not be replacing it.

Derren agreed to ask Head Office again whether replacement fencing can be provided?

- Site disturbance

Darrell apologised that swearing had been heard from the site and confirmed that he will speak with the contractors again.

Metal tracks on machinery cannot be greased and this makes them noisy. As the foundations progress, they will be replaced by rubber tracks.

Beeping from reversing traffic is unavoidable due to health and safety requirements.

The meeting concluded at 11.15 am.

Date of next meeting: TBC.