

Present: Rachel Gray (OPC), Roz Cheesman (DPC), David Hatcher/Ian Saker (CAARA), Matthew Bessant/Chris Moore/Darrell Wilson (Bellway Homes), Matthew Woodhead (DHA), Teresa Irving (OPC/DPC)

- **Update on progress and site start**

Entrances to the site are being formed and earth moving contractors will start to remove top soil. Kerns and Co has started groundworks and these are moving forward as far as possible.

Pre commencement conditions have been agreed and a CIL notice has been served on the council to say the payment will be made.

Update on conditions and other planning matters

Permission is still awaited from Highways but Walkers – specialised road contractors – are ready to go. Ideally this will be carried out during the summer holidays when the roads are quieter.

Technical approval is expected in the next couple of weeks.

The planning committee will consider the application for variation to condition 30 on Thursday (to vary the trigger point for the delivery of the Willington Street/Deringwood Drive improvements, prior to occupation of 100 units, rather than prior to commencement above floor slab level). It is expected that this will be refused and referred to the Policies and Resources Committee for a decision.

Bellway has lodged an appeal with costs as a protective measure as Highways are slow and laborious to respond and some of the conditions put in by the Planning Inspector do not work from a timing point of view.

The difficulty of crossing Willington Street from Mote Park to Deringwood Drive (and vice versa) was discussed, as it is such a well-used junction. Site lines are not very good when crossing from Mote Park and it is considered really dangerous to cross as a pedestrian.

Bellway confirmed that as soon as the access is allowed and technical approval is granted, work on the junction will go ahead.

Bellway are currently considering alternative S73 works to allow commencement of site work, without the originally requested 100 dwellings. (Section 73 is determination of applications to develop land without conditions previously attached' permits application to remove planning conditions or to vary planning conditions following the grant of planning permission).

If an alternative application is submitted, consideration will be given to a dedicated traffic control method for Deringwood Drive/Willington Street junction. The flow of traffic could be stopped by using a banksman or lollipop person. Bellway confirmed that they will try to find a way for something like this to work.

Bellway stated that they have carried out safety audits and they are certain that the junction is safe.

Junction works are likely to take approx 6/8 weeks. As the only other exit from Downswood is via Mallard Way and this is liable to flood during heavy rainfall, rainy season to be avoided.

Work to widen Church Road cannot go ahead until S278 is agreed (S278 is a section of the Highways Act that allows developers to enter into a legal agreement with the council to make alterations to a public highway, as part of planning approval).

It was noted that a tree will need to be removed near the Deringwood Drive/Church Road junction.

The water supply cannot be connected to the site until Church Road is widened and wagons can get into the site. Once widened, traffic will not have to wait on Church Road to enter the site. (This is part of the awaited technical approval).

Bellway are trying to get the pot holes filled on Church Road.

Review of last month's meeting, outcomes and matters for discussion:

- Lighting (Church Road)
It has been agreed that the lighting that was originally proposed for Church Road has now been removed from the plans. All lighting will be located within the site.
- Lighting (Western Boundary)
Shrouds will be fitted to the back of lights that are close to the western boundary. (KCC would not agree for the lights to be removed).
- Western Field Footpath Route/Heras Fencing
The trim trail will be going in early and then the fencing can be moved back. It is likely to be earlier in the timescale than first expected, but will still be around 1 year.
- Church Road Eastern Boundary Footpath Route.
Savills are not currently agreeable to the rerouting of the footpath proposal, but Bellway will go back to them as all agreed that there's a need to get pedestrians away from the road/site. It's possible that a gap could be made in the hedge for access, with boards laid as a temporary measure?
- Public Footpath opposite Church entrance/kissing gate/sign.
The footpath will be extended to the kissing gate and the gate will be flipped to meet the path.
- Church Foundations (It was noted that the church does not have foundations).
A survey of the church and a drone survey of the roof has been carried out.

Seismic monitoring will be used to pick up work levels/vibration and if movements are too severe, then work will stop.

Pre drilling might have to be carried out before pile driving – 130 piles to go in - but Bellway will try to avoid the summer months for this, as it is noisy work.

Rachel asked if seismic monitoring could be made available The Old Rectory as she has been advised that the underground water tank in her garden could go, but Bellway stated this should not be necessary.

- Flags
The flags will be removed on 30 March, bar 3 (which are permitted under advertising rules).
- Notice Boards
Bellway were thanked for their agreement to provide and install 3 boards: 1 x Bicknor Wood, 1 x The Coppice and 1 for Parsonage Place.
- Community Wayfinder Signs/Posts
These will be provided as part of the artwork package.
- Sewage Capacity
Full information is still not available but Bellway are seeking clarity.

New Issues - Discussion

Bulldozers will be on site for 6 weeks, with work taking place between the hours of 8 am to 5 pm. . Work will take place on occasional Saturday's between 8 am to 1 pm.
All deliveries have been requested after 9 am

It was noted that the noise from the buzzers are very loud and annoying, although it is recognised that this is a H & S issue. Bellway agreed to see if something can be done and will discuss at a site meeting on Monday.

The archaeology report has been provided to KCC for approval before it is released. Bellway are expecting the report by Friday and will then circulate the document.

Unauthorised road closures are not expected in the future. As soon as the site/road access is in place, all site traffic can be removed from the road.

A screener (a very large piece of machinery) is expected in the next couple of weeks and is likely to be on site for 16 weeks. This machine removes the debris from the top soil. The site road is expected to be in place prior to its arrival.

It has not been possible to obtain a road closure for the water supply. Therefore water will be taken as a metered supply from standpipe in Church Road, close to the church. A pipe will be run along the fence line, with a couple of ramps covering the road access

The TRO for a speed limit variation on Church Road was discussed. Whilst the PCs support the reduction in speed to 30 mph, their preference would be to extend the limit by 300 metres to beyond the pinch point, where the traffic calming works will take place.

BT has confirmed that they can run ducting to the site boundary on Church Road. However, there is no more capability at Bicknor Wood. Virgin are putting in more fibre broadband and this should provide more capacity for Downswood.

Date of next meeting: Tuesday, 10 May at 9.30 am.