

## **Redrow meeting 14<sup>th</sup> June 2024**

Jonathan Walker  
Kathryn Richardson  
Jan Burdon  
Tania Freezer  
Michelle Good  
Andy De'Ath  
Prageeth Hchandra

AD opened the meeting by stating that he hoped the meeting could be positive and constructive and he reiterated that, as a Responsible Contractor, Redrow strives to achieve the utmost that they are required to do.

The Minutes of the last meeting were approved.

### **1. Substation and Power**

The HV connection was due to be completed 2 weeks ago utilising the cable that currently runs through the site. However, due to delays with UKPN, this will now be done on Wednesday 19<sup>th</sup> June. This will impact a few local residents as they will have no power supply during the connection time but they have been notified. This connection will enable the first 50 houses and construction. A temporary building supply will be run to the site office meaning that all generators will be offsite within 1 month.

### **2. Long Pond and Planning**

The path around Long Pond has been removed from the plans which will be submitted to Wealden DC in the next few weeks. The flats are being taken out of the plan and the fire and refuse access are being resolved within the application. Redrow believe a new case officer has been assigned to the application.

### **3. Hedge Cutting**

What was needed for the S287 works has been completed with full involvement from the ecologist.

### **4. Conditions 18 and 19**

The pumping station has been commissioned and connected to the main village sewer. A real-time monitoring system is in place and connected by BT with a warning beacon in place. A bung was put in place to facilitate the commissioning and unfortunately it wasn't removed causing the system to back up – this has now been resolved. Redrow will remain responsible for the sewers until they are adopted. Pumps will be used only occasionally while the site is minimally occupied. The system uses wet wells and chambers with floats which will set the pumps in motion when triggered. A concern was expressed that the village were informed

that pumping would take place at night due to the capacity of the existing sewer. Willow pumps will be the Contractor.

**Action – AD to find out the trigger point for adoption. AD to find out about pumping times.**

## **5. Highways Works**

These are underway to facilitate the right hand turn lane into entrance of the site (driving out of the village). As part of these works Redrow will be resurfacing the road outside the gateway to Broomy Lodge. The verge on the playing field side will be unaffected except for new kerbing. As part of the roadworks a footway will be installed and surfaced providing pedestrian access from the site into the village. Also, as part of these roadworks, the culvert will be repaired and a new gully along the road will be put in place.

**Action – AD to find out if the roadworks in place in September are a full road closure or will have traffic lights.**

## **6. Landscaping**

Weather conditions have meant that it has been too wet to undertake the landscaping planned. Also Contractor issues.

## **7. Trees**

The large conifers will be removed in due course and will be replaced with broad leaf trees.

## **8. Play Area**

The Parish Council are meeting with WDC on June 17<sup>th</sup> 2024 to discuss the play areas within the site and potential adoption. [This meeting has taken place but there was no attendance from Redrow].

## **9. Sales Update**

Nine plots have been reserved with some exchanges taking place. Occupation is anticipated within the next few weeks. One sale has been to a local resident.

**Action – Parish Council to write a Welcome letter containing information about village societies to be shared the information pack for new homeowners.**

## **10. Veteran Oaks/Frogwood**

There has been no contact between PH and the landowner despite PH providing contact details.

## **11. Site Boundary**

Along the boundary to the Ancient Woodland a Sussex Post and rail fence will be constructed. On the east boundary the existing fence will be repaired as necessary. There will be buffer strips(2m wide) which the Management company will be responsible for maintaining along with the boundary ditches. Further conifers on the boundary are being assessed for removal.

## **12. Affordable Housing**

No provider has been identified and the properties are not being marketed because of the planning change. It is Redrow's intention that these properties will not be built for some time.

## **13. Site Run -off**

An inspection was conducted 3 or 4 weeks ago and found no significant issues. Action has been taken on site and a temporary trench will be in place before the end of summer. An attenuation pond is already established and has the necessary safety measures in place.

## **14. Condition 20**

The application has been submitted and is with WDC.

## **15. Demolition**

The timing of the demolition depends on the permanent site electrical connection and this remain undecided. The demolition is still planned for September and the access/exit route for vehicles is still under discussion.

## **16. Merger with Barretts**

This is still underway. The shareholders have agreed in principle and the CMA decision is expected in mid August.

## **17. Community Benefit**

An assessment is being made regarding local employees and an update will be provided at the next meeting.

**Action – Redrow**

## **18. Parking**

Redrow have taken action against anyone not complying with village parking restrictions and it was acknowledged that there was very little issue.

### **19. Manhole covers**

It was stated that these have become noisy again.

**Action- Redrow to investigate.**

### **20. Minutes**

It was asked if Redrow are happy for the minutes of these meetings to be circulated to residents. It was agreed that the Parish Council would be approached to upload copies of approved minutes onto their website.

### **21. Public Right of Way**

It was acknowledged that the PROW through the site has been resurfaced. The closure notice has expired and Redrow are looking to make a temporary connection for the footpath. This will be done ideally next week.

**Action – Redrow**

No AOB

**Date of next meeting – Friday 16<sup>th</sup> August.**