

## **Redrow Liaison Group – Approved Meeting Notes 2<sup>nd</sup> February 2024**

### **Present:**

**Redrow**            Andy De Ath  
                         Prageeth Hchandra  
                         Michelle Good (MG)

**East Hoathly**    Tania Freezer, Chair EHWH Parish Council  
                         Kate Richardson, Resident  
                         Jonathan Walker, Resident

AD opened by explaining that the site has been taken over by the South East office based in Ebbsfleet following the closure of the Southern office and that the team are new.

### **Issues outstanding from the last meeting**

#### **Site Generators**

A concern was raised about the site generators running 24/7. It was explained that sound proof curtains have never been on order and that the generator does not run 24/7. They operate on a battery backup and kick in to charge the battery when needed. It was identified that the generator causing concern is the one by the Sales Office and it was shared that this will shortly to be fenced in which should help with noise levels.

**Action** – check fence installed at next meeting. KR has contacted Redrow representatives with further details.

#### **Sub Station**

The Sub Station is currently being built and the plant is due to be delivered. An initial site connection is available and UKPN need to make the main site connection but the route of this connection is not currently known (there are various options). There is currently enough power on site for 50 units (which is a 2 year build timetable). Redrow are aware that there are potential access points being considered by UKPN and once the route is confirmed they will share it with the group. The sub-station is to be located behind the row of show houses on the new entrance. Redrow appreciate that power cuts are a contentious issue but stated that these are not down to Redrow. Any connection will be underground rather than overground.

**Action** – Redrow to share connection route once details are confirmed.

**Action Post Meeting** – please can Redrow provide an update regarding connection for the 50 units and where this is being made.

#### **Long Pond**

Redrow are aware that there is an issue over the proposed route of the footpath and it was asked about the possibility of diverting the proposed route to go straight to London Road rather than circle the pond. Redrow replied that there are ecology issues to be considered and they haven't decided what to do with the pond and how they will maintain the habitat moving forwards. It is the current plan to keep it as wildlife pond rather than a 'pretty village pond'. TF alerted Redrow to 'Deep and Dangerous' and asked that the PC were kept up to date with proposed as any changes would affect

the ecology of Deep and Dangerous. Redrow replied that any amendments needed planning and were not a current action for them.

**Action** – Redrow to share update at next meeting.

### **Hedge Cutting**

A concern was raised about the hedges along London Road becoming overgrown and needing maintaining as the window for hedge cutting is soon to close.

**Action** - Redrow stated they would look into this.

### **Foul Water**

The planning conditions have not been discharged but Redrow stated that Southern Water have told them that there is capacity. Work in the pumping station has commenced and nothing is going off site – everything is pumped into tankers.

### **Drone Flights**

Redrow stated that Statom (contractors) are not allowed to fly their drone anymore. Redrow propose to fly a drone once a quarter and will notify the Parish Council of flight dates.

**Action** – Drone flights to be notified to Parash Council in advance of flights.

### **Site Update**

Redrow had stopped the build and have now recommenced but slowed down and the build plan has changed. The focus is now going to be on the top east side of the site moving back to Waldron Road. This is because sales have been very slow (only 2 sold to date). The new Sales Office will open in March and the Sales Cabin will go. The Landscapers are due to landscape the sales areas as street scene is important.

There will be a Planning Revision. The site is being value engineered and a review of house type and plot substitution is being explored. Redrow state that the changes will be subtle: the number of plots won't increase and the tweak will be minor. The changes to planning permission would be submitted this year and would be related to the profitability of the scheme. It was stated that Redrow have had no interest from Housing Associations to take over the affordable element and attributed this to transport links and village isolation.

The build route is going to be sales driven and the front left section is on hold. First occupancy is scheduled for May or June.

The attenuation pond will be landscaped as will the green space shown on the site plan. There will be construction traffic going through the occupied residential area but all purchasers are made aware that they buying property on a live construction site. The Waldron Road entrance can't be use for construction traffic and a Banksman will be used.

The pre-occupation planning condition was discussed and it was stated that waste would go into the pumping stations and could be tankered off site.

The London Road amendments are imminent and Redrow anticipate Highways sign off within the month. Once the dates are fixed Redrow will inform the Parish Council.

**Action** – Redrow to inform Parish Council once Highways works are confirmed.

### **London Road Surface**

It was stated that this is deteriorating close to Broomy Lodge.

**Action** -This has been reported to East Sussex Highways since the meeting and the Parish Council has been informed that the surface does not currently meet the threshold for repair but we have been asked to monitor the situation and report further deterioration.

### **Litter**

A concern was expressed about polystyrene packing blowing around the site and Redrow have understand to take action.

**Action** – Redrow to out in place measures to prevent further waste issues.

### **Veteran Oaks on site**

Concern was expressed about the veteran oaks on site and their protection zone. Redrow confirmed they have fence tree protection zones and they are going to check about a site boundary fence once the development is completed. It was commented that a neighbouring resident's post and rail fence was removed when the site development commenced and Redrow are going to look into this but stated that they would not be claiming land that is not theirs. Redrow confirmed that it would be down to the Management Company to maintain the buffer zone moving forwards. A concern was expressed that the site road is 15m away from the trees and should be 20m – Redrow will investigate.

**Action** – Redrow to investigate fence removal and distance of road from the trees. The owners of Frog Wood have been put in touch with Prageeth with his agreement.

### **Site water runoff**

Sub soil has been exposed and concerns were expressed about silt run off – photos were shared of local watercourses showing silt penetration. Redrow stated that under their management plan they inspect weekly and silt barriers are in place. Redrow stated that silt is a construction industry hot topic and this is why there are weekly inspections. There are catch pits built into the system and all roads have gullies with gully bags.

Concern was expressed about the culvert under the road from Broomy lodge to the site – this will be investigated.

**Action** – Redrow to investigate. Photos have been sent to Redrow for information.

### **Lighting**

A concern was expressed about lighting encroaching into a residents property at night lighting the bedroom facing the site. The light in question is on a PIR and Redrow stated that they will adjust the light so it is on a timer and would look into the angulation of the light.

**Action** -Redrow to take action to prevent further light ingress.

It was stated that there will be no street light on the development, only lit bollards.

### **Demolition**

The demolition of the stables and house will commence potentially in September. The Traffic Management plan will use the Waldon Road and turn left for the 2-3 weeks that the project will take. Concern was expressed about turning left into Waldron Road due to the width of the lanes leading on from the exit, and was also expressed about using the Waldron Road entrance/exit for any vehicular access/egress. It was suggested that the lorries use the internal site road and exit onto London Road. It was confirmed by Redrow that necessary licences were being obtained for the demolition to include bat licenses and that noise would be monitored and dust atomisers would be used.

**Action** – Redrow to revisit Traffic Management Plan

**Date of next Meeting:** agree to be held on Friday 5<sup>th</sup> April at 10am in the Redrow Site office.

It was agreed that there could be 4 attendees from East Hoathly moving forwards.