

Redrow Liaison Group – Approved Meeting Notes 5th April 2024

Present:

Redrow Andy De Ath
Prageeth Hchandra

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

Issues outstanding from the last meeting

Site Generators

The generator has been fenced in and has curtains. A noise assessment has been completed by Consultants and has found that the noise levels are acceptable. The lights on the show houses are turned off at 1800hrs.

Action – KR to email contact details of WDC Environmental Health contact to AD

Sub Station

The works are on-going and the Sub Station should commence operation in Mid May providing power for up to 50 units. The capacity in the sub station will cover construction needs and means the generator can go. There will be a temporary connection point within the site to the HV cable which already runs underground on the site. This connection will be within the site boundary. There are ongoing discussions with UKPN re a permanent connection for the site. The location of the HV line was queried but assurances were made that the cable currently runs through the site.

Long Pond

A planning application is about to be submitted to remove the permanent path to the west of Long Pond. The old public footpath will remain closed. It was confirmed that 2 houses remain to be built on the front row of the site – one on either side of the existing peripeties.

Planning Application

The planning application will also include a revision to the social housing element of the development to remove the flats and replace them with 2 storey dwellings. AD stated that there will still be the same number of dwellings but no flats. AD also confirmed that no social housing provider has yet been engaged.

Hedge Cutting

Some cutting was done but the tractor broke down. The hedges will be cut shortly pending assessment for nesting birds.

Sign off on Planning Conditions 18 and 19

The pumping station needs to be running before there is a full conditions discharge. There will be real time monitoring within the pumping station with remote notification. Connection is anticipated

in June to enable first occupancy. The Pumping station will have a full electrical connection and will not be connected to a TBS.

Anti Flood Devices

Properties close to the development have been fitted with anti-flood devices but concerns were expressed as to where the water will go as storm water does go into the Foul Water system.

Drone Flights

Drone are no longer being flown.

Site Update

The Highways works for London Road have been signed off and are with Highways for planning. It will be a 12 weeks programme with 2 Way traffic control.

Action: AD to supply details of the programme once confirmed

The site landscaping has been prepped but it has been too wet to complete. Landscaping is a priority for Redrow as it completes the street scene.

Discussions are underway between the Parish Council and Redrow regarding the potential adoption of the play area. A meeting is due to take place between the PC, Redrow and Wealden District Council.

Concerns were raised about the attenuation ponds and public safety with Redrow assuring that all would be done to protect the public with signs and lifebuoys.

Seven properties have currently been reserved with further reservations in the pipeline. Few sales have been to local people.

Litter

It was discussed that village litter pickers have clearing up rubbish blown from the site. Redrow stated that employees have been instructed to dispose of waste in the correct manner.

Veteran Oaks

Redrow confirmed that they have had no contact from the owners of Frog Wood regarding the old post and rail fence. The area of concern was confirmed and PH stated he was happy to talk to the owners.

Action: KR to facilitate contact between Redrow and the owners of Frog Wood.

Neighbouring Land Owners and Boundaries

There was discuss about boundary treatment.

Action: AD to find out before the next meeting how the site boundary will be treated in terms of fencing and landscaping.

Site Water Run Off

Redrow stated that the water was running clear in the day of the meeting, they acknowledged that it has not been perfect but shared photos taken that morning. PH stated that he walks around and

checks on a regular basis but explained that there are land drains that also run into the stream which are outside the control of Redrow. The attenuation ponds are planned but works on them are delayed due to the ground conditions.

Demolition

The demolition of the stables and house are scheduled for September. It is still planned that the demolition lorries will use the Waldron Road exit and turn right to go round the village corner. AD stated that it isn't possible for the lorries to use the site road. It was very strongly stated that the village corner would not cope with the size of the lorries and Redrow were reminded that under planning condition 14 the Waldron Road access is for emergency and pedestrian only with no exemption of the construction phase.

Action: AD to look into this further

Planning Condition 20

No update.

Action: AD to explore

Service Charge Discussions

There was a discussion about the planned service charges in the site with concerns expressed that these may increase in cost to unacceptable levels. Redrow explained that they would cover the void costs and that first year charges were known but were a matter for Redrow and the purchasers and was a matter of due diligence on the part of each purchaser.

Merger

The merger between Redrow and Barrett is still with the CMA. The merger will give bigger buying power.

Economic Benefit to the Community

Redrow were asked to demonstrate the economic benefit that the site has to the parish. The majority of employees on the site are through contracted companies and Redrow has no control over how and where they employ their staff from. Redrow are aware of a local apprentice. They stated that the Roof tiling company were based in Crowborough, the carpenters from Brighton and the dry liners are from Lewes. It was stated that a planning application often talk about the financial benefit of the development to the community and Redrow were asked to demonstrate any benefit that they are aware of. Redrow stated that the employees based on site do use the village shop.

However, the Sales Consultant wanted to provide feedback that buyers had experienced negativity towards the development when using local facilities and for this reason Redrow felt unable to recommend local facilities. It was also stated that some businesses had been very positive about the development when visiting the sales office.

Action: Redrow are going to ask their sub contractors where their employees live.

Traffic Sign

It was acknowledged that the traffic sign has been replaced.

Parking

TF thanked Redrow for ensuring that no-one parked in the Pavilion Car park. It was mentioned that a van is parking in the village.

Action: Redrow to speak to the company.

Date of next Meeting: agree to be held on Friday 14th June at 10am in the Redrow Site office.