

Redrow Liaison Group - Meeting Notes 23rd August 2024

Present:

Redrow Andy De Ath, Construction Director
Prageeth Hchandra, Project Site Manager
Nick Smith. Acting Area Construction Manager

Power On Dom Jenkins, Site Manager
Rob Chilton, Project Manager

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

Issues outstanding from the last meeting on 14th June 2024

4. Planning Conditions 18 and 19

Redrow confirmed that all is now connected.

17. Community Benefit

Still outstanding – Redrow to provide information regarding local employees.

19. Manhole Covers

Stated as Still outstanding and will be investigated further

Action: Redrow to investigate

21. A concern was raised that the footpath was still fenced off – Redrow stated that a route is accessible to walkers. Redrow stated they would put up better signage to show the footpath route.

Action: Redrow

Roadworks

The contractors employed by Redrow to complete the work Power On attended the meeting Power On stated that the new electricity cable that is going to be laid does benefit the village because the cables are being upgraded. It is not yet known how much more additional capacity will be available moving forwards. This was confirmed via email to the Parish Council after the meeting. The works outside Thomas Turner Drive would be completed very shortly (completed since meeting).

On 14th September work will start in Waldron Road, Graywood Road, Holdcroft Road and the High Street as far as Juziers Drive involving traffic lights and the closure of Graywood Road. This will finish on 13th November. From 14th to 28th November there will be further roadworks in Holdcroft Lane. These roadworks are to enable the laying of ducting for a new electricity cable. There will be no parking suspension but it was agreed that the Parish Council would request that residents park sensibly. As part of these works there will be a new electricity pole at Holdcroft Lane. Technical drawings have been supplied.

In the New Year there will be further roadworks to enable the installation of the new cable which will include digging holes every 250m to enable the cable to be pulled through the ducting. There will potentially be footway closures.

Action: Power On/Redrow to find out detail about future capacity.

Power On employees left the meeting

Further Roadworks

Redrow stated that there is an issue with the topography of the entrance relating to road, camber and curb levels which has presented a design issue and a need for further investigation. It was stated that the original survey contained errors which meant that a new design has had to be agreed with Highways. The layout won't change but further roadworks will be needed involving more traffic lights and a potential road closure. It is hoped that these roadworks will be completed Late September/early October but these dates need confirming.

As part of these roadworks the road will be resurfaced (to include the road outside the gateway to Broomy Lodge) and all the footways will be fully surfaced.

Overgrown Footways and Surface Damage

The issue of the footways being very overgrown was raised. It was requested that Redrow consider resurfacing the footway by Long Pond as a gesture of goodwill.

Action: Redrow to investigate, consider and action as necessary.

Hedge Cutting

It was requested that the hedges from Old Whyly to the end of the hedge on London Road nearest Thomas Turner Drive were cut as necessary. It was requested that this is done before the hedges get too high and overgrown.

Action: Redrow to cut hedges.

Appearance of Site

It was stated that the site opposite Broomy Lodge looks untidy. Redrow stated that work is about to start on this area of the site and that bit has not been mothballed as it is due within the next construction phase. Redrow stated that appearance is important and action would be taken to include branded white sheeting and proper gates to be installed.

Action: Redrow to make good the site appearance.

Conifers

It was raised that one of the tall conifers running along London Road is looking very dead. Redrow were reminded that they have a very shallow root system and Redrow were informed that other conifer trees in this area had blown down in the past and so there was a potential H& S issue with the trees.

Action: Redrow to look at removing the conifers.

Oak Trees along existing hedge line

Confirmation was sought that the existing oak trees in the external hedge line would remain and care was requested when cutting the hedges to ensure that these trees are not damaged.

Action: Redrow to look at the Tree Removal Plan.

AOB

Culvert

The issue of the culvert running under London Road from Broomy Lodge was raised. Redrow stated that they have not been able to find this culvert.

Action: JW to provide the map showing the culvert to Redrow and Redrow will investigate.

Housing Association

An update was requested and Redrow informed the group that there was no movement on this.

New Planning Permission

Redrow stated that a new planning application has been submitted and was with Wealden District Council for validation. The PP covers a change to the proposed flats and the path around Long Pond. TF stated that the PC have not been made aware of this application yet. Since this meeting the application has been checked with WDC and the Parish Council have been informed that it's not a planning application, it's a section 73 variation and is a 'minor material change' relating to the block of flats possibly becoming maisonettes. There are also some minor changes to windows and downpipes to accommodate G series homes requiring energy efficiencies such as the placing of air source pumps. The Parish Council will become a consultee, but WDC haven't validated it yet.

Planning to demolish the Stables off Waldron Road

Redrow have been looking at the route and will try to bring the lorries through the current site although the initial equipment may need delivering via the village corner. They are looking toward the end of September to commence. It was asked how much would be recycled given that the building being demolished was a relevantly new building and Redrow replied that they will recycling what they can (although a lot has already been removed by unauthorised third parties). It was stated that the working hours for this will be 0800hrs to 1700hrs. It was also stated that there is further ecological work to be done (a bat survey) before the work can commence. The Planning Application for this is currently live and has not yet been determined

Action: Redrow to inform Parish Council when the works will be starting.

Sewer Connection

It was confirmed that this is all done. The pumping station would pump when a certain level of waste was reached and this was due to a capacity issue. It was stated to the group that, during the application stage, the village was informed that the pumping would take place during the night due to the known capacity issue but the group were informed by Redrow that this is not the case and that there is currently no proposal to enlarge the pipe.

Garden Plots

One new resident has taken on a Garden plot.

More funding for a Playground Equipment for older children

Additional funding was requested for play equipment as there is nothing for other children. Redrow stated that that there would be no further funding. TF explained that just under £700,000 was being

provided by Redrow as a Section 106 Developer Contribution for the play area on the Paddock Green development, and that although asked if the Parish Council would adopt the Play Area and manage this funding, this was declined by Full Council so maintenance will fall to the new management company. As part of the S106 Agreements in place there is a further developer contribution for older children and adult recreation but these funds are going to Wealden District Council despite considerable representation from the Parish Council

Date of next Meeting: Friday 1st November at 10am in the Redrow Site office.