

Redrow Liaison Group - Meeting Notes 1st November 2024

Present:

Redrow: Prageeth Hchandra, Project Site Manager

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

Apologies Andy De Ath, Construction Director, Redrow
Nick Smith. Acting Area Construction Manager, Redrow

Minutes of Meeting held on 23rd August 2024 agreed

Issues outstanding from the last meeting on 23rd August 2024

3a Community Benefit

Still outstanding – Redrow to provide information regarding local employees. Redrow undertook to have available for the next meeting.

3b Manhole Covers

Stated as Still Outstanding and will be investigated further. This relates to the new manhole cover adjacent to Thomas Turner Drive.

Action: Redrow to investigate

3c Signage for Footpaths

This has been done and vegetation has been cleared.

3d Roadworks

The roadworks on Waldron Road, Graywood Road and Holdcroft Lane have had some weather based delays. It was stated that the brick setts are in safe storage and replacements are on order for the ones that were broken before removal. The tarmac patching is temporary pending ground settlement and resurfacing. A concern was expressed that the ducting laid on the verge on Graywood Road has not been laid deep enough. A question was raised re future capacity and it as stated that this would be known once the works have been completed. It was confirmed that there would be increased capacity within the connection for the community not just the Paddock Green development.

Action: JW to provide a W3W locations of the cable laying to PH who will then investigate.

3e London Road

The Section 278 roadworks are now scheduled for January 2025. These will include road resurfacing and two new traffic islands. It is anticipated that the roadworks will take 4-8 weeks and may involve a road closure at some point (TBC). Concerns were raised regarding the site appearance on London Road. Timber fencing has now been installed on the second

entrance with gates behind. It was requested that the entrance be made to look more tidy. It was stated by Redrow that the Heras fencing is in place for site safety reasons and will be removed once the footway and roadworks are completed in January. The plastic barriers keep falling down onto the road. Redrow stated that they are keen to get these barriers removed as soon as possible to improve the site appearance and that they are checked daily.

Action – Redrow to provide additional sand bags for the 2 places where the barriers are regularly blown down.

Conifer removal – the tree plan has been checked and the trees have been checked by a tree surgeon. Document history is also being checked. Concerns were again expressed that one tree is dead and that the historically other conifers have blown down in high winds. It was reiterated that the PC were given to understand that these trees were to be removed as part of the Tree Plan and that their removal was acknowledged and understood.

Hedgecutting – the hedge road sides have been cut but not the tops or the site facing side and the Waldron road hedge (by the demolition site) has not been cut.

Action- Redrow to investigate hedge cutting

Notice for Construction Traffic – this has gone from London Road.

Action: Redrow to order a new sign

- 3f Planning application – no update. It was stated that concurrent planning applications mean that documents were being added to different applications.
- 3g No update on a Social Housing provider. There has been limited interest predominately due to public transport issues. WDC Housing team have been assisting and it was suggested that Redrow contact the Community Land Trust in East Hoathly.

Action: TF to provide contact details of CLT to Redrow.

Redrow asked if the group knew of other providers that could be contacted – Sussex Weald Homes was suggested.

Action – Redrow to contact Sussex Weald Homes

- 3f Long Pond - no update

Demolition Route – is still planned to come via the site road. Redrow plan to start constructing the internal road. The bat survey has been done and the plan is start demolition in February due to the road construction. Redrow may have to do the Bat Survey again because of this delay due to the Bat Survey having a validity date.

Site mothballed – Redrow confirmed that nothing has been paused and 14 properties are currently being constructed on the middle section of the site. The social housing will not be built until there is a Housing Association in place. The Self Build section will be released once the market housing is done. Phase 2 construction is the rest of the site and this will proceed according to build out plans.

There have been 8 sale completions, plot 189 was unsold at the time of the meeting and Plot 91 was sold. The Show Homes will be the last property to be sold.

Garden Plots – the group learned that 2 plots have been taken by new residents and that there are currently 3 vacant plots.

4. Condition 20 is not approved. Ten documents have been added to the application in October. There was discussion about the culvert as the original drawings show the culvert. Redrow have looked but have not found it. Concern was expressed that the road floods when it rains and that this needs resolution.

Action: Redrow to locate culvert

5. Merger This is completed and is in the early stages of consolidation. Operations are as normal within the Redrow hierarchy and the south-east office is not allocated for closure.

AOB

Redrow chased the progress of the Welcome Newsletter for new residents. It was explained that this is work on progress but will be completed asap

Action – PC to complete the Welcome Newsletter

Redrow were thanked for providing parking on Carnival Night.

Date of Next Meeting: Friday 10th January 2025 at 10am, Redrow Site Office.