

Redrow Liaison Group - Meeting Notes 10th January 2025

Present:

Redrow: Nick Smith, Area Construction Manager, Redrow
Prageeth Hchandra, Project Site Manager
Rob & Marcus, Statoms (Ground Contractor)

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

Apologies None – it was explained that Andy De Ath is unlikely to attend future meetings

Minutes of Meeting held on 1st November 2024 agreed

Issues outstanding from the last meeting on 1st November 2024

3a Community Benefit

A spreadsheet has been provided showing the location of the Sub Contract organisation and their distance from site.

Action: TF to provide copy to JW.

3b Manhole Covers

Resolved but to be monitored. Statom to see if further work needs to be done. One Manhole is still noisy.

3c Signage for Footpaths

KR stated that she has walked the footpath but it was blocked off with gates. It was explained that due to site safety a Banksman is allocated to the gate and should be opening it for walkers. More signs were requested where the site construction track crosses the footpath.

Action: Redrow to arrange more signs.

3d Roadworks

The S278 works are underway and on schedule. Speed limits were discussed and there will be a 40mph speed limit and then a 30mph speed limit on the approach to the village from the Shaw Roundabout. The 30mph speed limit area is not being extended. The roadworks in the village for cable installation remain uncompleted due to a legal issue at Juziers. Once these have been completed there will be a new programme of roadworks to enable the new cabling to be pulled though the installed ductwork followed by a UKPN upgrade (end of February).

The making good of the grass verges in Churchmarks and along the High Street was discussed. When the weather conditions permit can it be confirmed that PowerOn will be making the verges good by raking and re-seeding.

Action: KR to provide PH with photographs and location notes of the worst affected verges. Redrow to discuss making good with PowerOn

3e London Road

The conifers have been removed but one remains which was queried.

Action: Redrow to explore why this is.

Hedgecutting has been done as far as practicable but ground conditions have prevented completion.

Action- Redrow to investigate hedge cutting

3g Social Housing Provider.

No progress which reflects a national issue.

3f Long Pond

At the meeting Long Pond was discussed and concern was expressed that the plans involve the felling of 2 oak trees together with the installation of 2 culverts that will divert surface water from London Road into Long Pond. With regard to the oak trees it was discussed that an alternative access route should be explored and all agreed that all possible should be done to prevent the trees from being felled. Redrow assured those present that no tree works would take place without permission. Concern was also expressed that the Ecological reports and maintenance plans for Long Pond had not been seen. Concern was expressed that Long Pond is still not being referred to a Local Green Space. With regards to the clearing of vegetation and leaves from the bottom of Long Pond Redrow were made aware of the historical issue caused when works were last done and the subsidence that was caused to properties in Thomas Turner Drive. With regards to the culverts concern was expressed that an ecologically important site could be contaminated by surface water run off and pollution traps were requested.

Action: Redrow to share Maintenance plan.

UPDATE

Planning Consent has been granted for the removal of the two trees and for the gullies to be installed to drain surface water into Long Pond. TF and the Parish Clerk met with NS to discuss their concerns in detail and provided an email from NS to discuss with the Head Office Team requesting that the intent to remove the trees was revisited and an alternative route sought. Members of the Liaison Group have also emailed NS with their concerns and have shared the Village Concerns letter highlighting their concerns. NS has undertaken to discuss all concerns with the Head Office Team.

Demolition Route – demolition is at the final stages of planning (subject to the bat survey) and it is anticipated to take place at the end of February. The internal site road has been constructed. Five or six loads of shingle will need delivery to

site via Waldron Road and these loads will be supervised by a Banksman. Redrow requested that there is a social media post to inform residents of the lorry movements as there may be 'no parking cone's on the road.

Action: Redrow to provide details so Parish Council can notify residents via social media

4. Condition 20 is not approved. Southern Water are still looking at a solution.

5. Site Update

14 houses have been sold and construction is progressing.

AOB

Water in the road outside the construction site.

Action: Agreed to wait until the 278 works have been completed and then review.

Road Adoption.

The internal site road has not been finished and there are raised iron works. The Adoption Signage is a health and safety sign for residents. Redrow are aiming to have the road built to adoptable standards but the smaller roads may remain private.

Action: Redrow to check which roads are due to be adopted.

Boundary Treatments

Concern was raised that the close boarded fence proposed for the site boundary on Waldron Road may compromise the root protection zone of the trees and reduce garden space for residents.

Action: Redrow to review

Drones

There are further drone flights scheduled and TF will be notified so she can alert people via the Community Facebook Page.

Action: Redrow to let TF know flight schedule to enable a social media post.

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

Date of Next Meeting: Friday 7th March 2025 at 10am, Redrow Site Office.