

Redrow Liaison Group - Meeting Notes 7th March 2025

Present:

Redrow: Nick Smith, Area Construction Manager, Redrow
Prageeth Hchandra, Project Site Manager
Marek, Redrow Technical Team
Dominic, Redrow Land Planning Team
Robert, Statoms

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

Apologies None

Minutes of Meeting held on 10th January 2025 agreed. It was requested that Draft Minutes are published on the Parish Council website and this was agreed.

Issues outstanding from the last meeting on 10th January 2025

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 of spreadsheet supplied by Redrow to JW.

3b Manhole Covers

Stated that these are still noisy. Redrow stated that the manhole covers have been taped to stop movement. Redrow stated that resolving the issue may need a long term solution that will need Highways approval.

Action: Redrow to investigate.

3c Signage for Footpaths

Stated that this is now resolved with the footpaths being clearly signed.

3d Grass Verges

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

3e London Road

The remaining conifer will be retained in accordance with the Tree Management Plan.

3f Social Housing Provider.

Discussions are underway with a Registered Provider and the mix of housing provision is a subject of discussion with the RP, Redrow and Wealden District Council – the mix of 80% rented and 20% Shared ownership is an issue. The discussions surround change of tenure and

not a change to the number of bedrooms. The construction of some of the Social Housing will be commenced in the 'not too distant' future.

Action: Redrow to provide an update as to progress of the discussions with the RP in the next meeting.

3g Electrical Supply to the Site

In order to commence the next phase of construction overhead power lines need to be removed. There will be no more power related roadworks as this work will be completed within the site. All power connections will be underground.

There will be further roadworks in the village under the jurisdiction of UKPN and the timeframe for these depends on resolving legal issues. This is to facilitate the pulling through of the high voltage cable. It was stated that a lot of future proofing is being done for future development.

Action: Redrow to provide a power connection diagram and how this links to the wider network.

3h Roadworks

London Road and the footways are being tarmacked on 19th, 20th and 21st March with white lining taking place on 24th. This will be the last activity. The current roadworks permit is until 27th but Redrow are optimistic that the traffic lights will be removed on 24th. There will be no need for a full road closure. The speed limit signs are now in place.

3i Long Pond

It was confirmed that only 1 tree is being removed. Redrow stated that other options have been explored but were not viable. The ecologist was on site on the day of the meeting and the tree surgeon was undertaking minor scrub and sapling removal in preparation for the gullies. The tree surgeon would be on site wc 11/3 to remove the oak tree (the exact date was not known). The root protection zone for the remaining tree would be protected with matting. Questions were asked about the redirection of the gullies off the main road and it was asked why the gullies could not direct surface water into the gullies on Dressage Drive. It was stated that the levels didn't enable this.

Action: Redrow to double check if all options have been explored.

The road gullies discharge into ditches and not onto Paddock Green. It was asked why Redrow had not approached the Parish Council to seek permission to discharge water onto the Playing Field. Redrow replied that this would require pipe connections and the fall to be lower together with the construction of a new pond on the Playing Field which could have an effect on the tennis courts. It was stated that the water could easily be drained in 'Deep and Dangerous' on the Playing Field rather than Long Pond, especially as the Management Plan for Long Pond called it a nature reserve. Redrow stated that their consultants had stated that they were utilising the only viable option.

Action: JW to email Redrow with specific questions relating to the issue regarding Long Pond and why other options were rejected– post meeting these questions have been emailed to Redrow.

The issue of contamination was raised and Redrow stated that the surface water from London Road historically ran off into Long Pond and the gullies being installed were to comply with current road construction legislation. Interceptors were not being used as these are currently only applicable to areas such as lorry parks and the water from London Road was not likely to be contaminated. It was stated that there are no pollution interceptors across the whole site. It was stated that ecologists have been involved and the works being done on Long Pond were to enhance Biodiversity Net Gain and are in accordance with the 2022 Maintenance Plan which is on the Planning Portal. After the meeting TF took Redrow to show them the location and size of the pond known as Deep and Dangerous on the Playing Field.

Action: Redrow to supply as copy of the Maintenance Plan to the group

- 3j Demolition Route** – this has been moved to September. The roof and cladding will be removed from the properties to prevent bats from roosting and the ecologist will assess the properties before any works are done.

Action: Redrow to make the Group aware of the date that the works will be done.

- 3k Condition 20 re surface water** is not approved and is under discussion with WDC. Re Foul Water Southern Water have asked for Real Time Controller evidence which is being done. Southern Water have confirmed that there is capacity within the system. An extra manhole needs to be installed within a front garden of a new property.

Action: It was requested that the group receive a copy of the Operating Procedures for the tank.
Redrow to supply.

4 Site Update

There have been 16 completions and further plots are due to be released for sale with an instruction from Redrow Head Office to get the site completed.

- 5** Water in the road outside the construction site.

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

Boundary Treatments

Concern was raised again 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. Redrow state that all works would be done in accordance with the ecological management plan but concerns were raised about having a buffer zone and who would maintain it. Redrow confirmed that this would fall to the Management Company. There was a discussion about liaison with the landowner adjacent to the site and it was agreed that these discussions would take place outside the Liaison Group Meetings.

Action: Redrow to review the boundary situation.

Drones

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

Newsletter

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

Hedge Cutting

Concerns were expressed that the hedges had still not been cut and now they would need to wait until after nesting season. It was stated that it has now been 3 years since the hedges had been cut and, while they are not blocking the road, hedges need cutting back on a regular basis and now may need remedial works to completed them.

Action: Redrow to get their ecologist to look at the hedges and TF to supply to Redrow with the contact details for the contractor who cuts their hedges for the PC.

Front Hedge

The front hedge by the show homes will be fully landscaped in accordance with the landscaping plan once the show homes are completed.

Long Pond and Dredging

The dredging works will be completed in November once the newts are hibernating. The Management Plan states that no machinery will be used in Long Pond. Concern was expressed about tree damage caused by root damage. It was started that scrub clearance will improve the diversity on Long Pond and that the ecologist has stated that it needs digging out. It was asked how the ecology of Long Pond was being managed if no works had been done for 3 years.

Action: Redrow to look at the Management Plan.

It was pointed out that previous dredging had caused a subsidence issue for a property on Thomas Turner Drive and Redrow needed to ensure that no further issues were caused. Redrow stated that the works would be done by hand using floating devices and vacuum systems and that the part of Long Pond closest to the houses was being left undredged.

Internet and Phone signal

Redrow confirmed that internet on site would be fibreoptic and that there was nothing planned to improve the mobile phone signal

Date of Next Meeting: Friday 9th May 2025 at 10am, Redrow Site Office.