

Redrow Liaison Group - Meeting Notes 9th May 2025

Present:

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

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

Apologies Dominic, Redrow Land Planning Team
As the roadworks have now been completed there was no-one present from Statoms.

Minutes of Meeting held on 7th March 2025 agreed with minor amendments.

Long Pond – It was clarified that machinery may be used in the Long Pond works and that floats and vacuums were being explored as options with no work to be done until November. The Strategy Plan for Long Pond states that dredging might be necessary and that any handwork related to the scrub clearance. It was acknowledged that the plans were contradictory and further investigation was needed.

Matters Arising from the last meeting on 7th March 2025

3a Community Benefit

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

Action: PH to send s soft copy to TF for distribution.

3b Manhole Covers

Stated that these are still noisy. Redrow have not heard the noise on inspection but will reinvestigate.

Action: Redrow to investigate.

3c Footpaths/PROWs

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

3d Roadworks and Verges

It was asked if there were to be further roadworks to enable the pulling though of the HV cables. The works on site as due to start on 2 weeks but the date for pulling though on the highways is not yet known. The legal issues with an unadopted road remain unresolved.

Verges – the verges have all been seeded but it was stated that they are not looking good due to the dry weather. It was stated that the verges in Waldron Road are still in very poor condition.

Action: KR to photograph the worst areas and supply these to Nick with a What3Words location. Redrow will action and make good as necessary.

Action: Nick to find out the proposed date for roadworks

3e Social Housing Provider

There has been no movement on finding a Registered Provider. Interest has been expressed but the tenure mix is an issue. Redrow will be submitting a Planning Application to change the tenure to have more Shared Ownership (NOT to reduce the number of properties) once a RP becomes more involved.

3f Power Supply Diagram

At the last meeting it was agreed that Redrow would provide a diagram outlining the local power distribution network. As this plan is not Redrow's plan permission needs to be sought from PowerOn to be able to share the document.

Action: TF to ask PowerOn to provide a power distribution diagram with permission to share

3g Long Pond

There is a 5 year strategy for Long Pond. The 2 connections have been made and the ditch for the other connection as part of the S278 works is waiting approval. Currently the surface water run off is going into the Redrow system and there are no concerns about capacity for this while the site remains partially occupied.

3h Demolition

No date at present and it will only be a partial demolition to remove the roof and cladding. No works will be done until the Autumn.

3i Condition 20 re surface water

Wealden District Council require additional information so this matter remains unresolved.

3j Pumping Station

There was a discussion about the pumping station and how it will work to release foul water. Details were requested for the capacity of the holding tank and the flow rate as the capacity for the whole village system needs to be taken into account. The methodology as to when the tank would be pumped was also questioned. It was stated that it was known that the current capacity within the village was overstretched and there have already been 66 days of overflow. Concern was expressed about the capacity within the system to cope when the tank was pumped and of potential overload. It was stated that the design has been approved by Southern Water but the concern was expressed that, while Southern Water say there is capacity at the Treatment Work, the concern is the capacity of the sewage system to get the waste to the Treatment Works if the holding tank is pumped at a peak time. The concern is magnified by the current planning applications where there is an expressed intent to connect to the same system.

Action: Marek to ask Willow Pumps for capacity information and find out how the methodology for the pumping decision.

3k Site Update

14 properties have been sold and are occupied with a total of 24 sales anticipated to be completed and in residence by 30 June. The build rate is being slowed down due to market forces with Phase 2 on hold for now. Focus will be on completing Phase 1 for plots 1 to 35 in Stirrup Chase and these will commence once the HV line is removed.

There has been an issue on site with 3 air source heat pumps being stolen from occupied properties. This is an issue on other sites. Redrow stated that the engagement from Sussex Police has been lacking and, despite seeing the pumps advertised on social media, no action has been taken. Redrow are looking to make the pumps more secure with alarms, cages and tracking. There is preventive security on site.

Actin: TF to raise with PCSO at Parish Assembly and make the County Councillor aware of the issue.

3l Water on London Road

Due to lack of recent rain this has not been an issue but remain unresolved. Redrow will monitor the situation but there have been no S278 works in the location so they feel that the issue may be historic or due to a blocked culvert.

Action: TF to report to Highways with a What3Words location

3m Waldron Road Boundary

This has been surveyed and the fence line will be moved back 1 or 2 metres This will make the hand digging earlier. Some tree work may need to be done as part of this work.

3n Drones

The current system of informing when drones are going to be flying is working well and shall continue.

3p Hedge Cutting

This will take place outside nesting season using the contact supplied by the Parish Council.

4 Communication

Concern was expressed about the continuance of the group as it has proved to be a very useful vehicle to enable communication between the Redrow and Residents. Group members were assured that Redrow also find the meetings to be useful and wished that they continue in their current format. It was stated that Redrow wanted to have one point of contact with the community. It was reiterated that this not a Parish Council meeting.

5 Water Courses

A question was raised about water courses and it was confirmed that the materials in the stream are hay bales and a filter sock put in place to filter silt. The metal bar is to hold the bales in place.

6 Construction Traffic

It was noted that the 'No access to Site traffic' sign by the Pavilion has gone – again.

Actin: Redrow to source a replacement sign.

Any Other Business

Demolition Site Border

There was a discussion about the area bordering the demolition site. Some tree work needs to be done and it was stated to Redrow that the preference was to remove the leylandii trees completely as they have limited ecological value and ideally replace with a new native hedge. It was reiterated that any tree work to be done would be communicated to the community.

Date of Next Meeting: Friday 29th August 2025 at 10am, Redrow Site Office.

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