

**Notes taken at meeting held at 10 am on 16 September 2022  
Between DPC/OPC, CAARA, Bellway Homes & DHA**

**Present:** Kevin Hipkins (OPC), Gordon Newton/Roz Cheesman (DPC), David Hatcher/Sue Skipp (CAARA), Teresa Irving (Clerk - OPC/DPC), Julian Goodban/Derren Bishop/Darrell Willson – Bellway Homes & Matthew Woodhead (DHA)

Update on current position.

- Section 278 works are currently being carried out in conjunction with Kent Highways to the North of Church Road (outside the church). These should be completed by the end of September, with work then carrying straight on at the south of Church Road.
- It is proving difficult to achieve the required road width at the pinch points (by Little Squerries/The Old Rectory). Verges are being cleared and a couple of trees might have to be removed as they will be too close to the road.
- Despite a build out being previously discussed as a method for traffic calming at the pinch points, this never formed part of the plans and will not be implemented. MW to forward the relevant drawing to TI.
- It is expected that the trees that were due to be removed from north of Church Road, can most likely be saved.
- Darrell confirmed that a church representative had suggested a chestnut fence as a replacement for the hedgerow fronting the church. In view of comments from the PCs & members of the public and subject to approval from the church, BH would be willing to consider a ragstone wall (a quote for this has been sought). However, the request will need to come from the church/diocese
- Work is currently focused in the middle of the site and will work out towards Chapman Avenue.
- Pile driving is scheduled to start on 17 October. This is planned for two locations: Chapman Avenue and close to the Old Rectory. Auger pre-drilling will be carried out in advance of the impact piling, as this will mitigate the impact of the piling. Vibration monitoring will show what is being achieved on the site and monitoring will also be carried out in Chapman Avenue (Sue Skipp volunteered her garden for the monitoring). If cracks start to appear, they will have to be assessed at the time. A party wall surveyor previously contacted every Chapman Avenue resident that might be affected to volunteer a survey.
- The 30 mph TRO request that has been submitted will end at the Parsonage Place boundary. As discussed previously, all agreed that it would make sense to extend the TRO to just beyond the pinch point.
- Ofcom has advised that it is not possible for BH to provide fibre broadband to the four properties adjacent to the site, as they have no jurisdiction to access land beyond the site. Plans are in hand for Ofcom to provide the infrastructure by 2025 (which will likely to the same time as BH).

- Channels have been dug and there is a bund to prevent future flooding on the corner by Foxden Drive. Levels are being checked and the SuDS should rectify the former flooding problems.  
All the storm water goes to SuDS. Foul waste is currently removed from site. Foxden sewers will need upgrading within 2 years.
- The electricity cable was originally supposed to come up Deringwood Drive, through Foxden Drive. However, UK Power Networks have now said that it needs to come up Church Road. The services did not turn up at the agreed time to carry out the works which means that more closures might be required later.
- Work to raise 100 units above slab level will start between 3-10 October. This is also when the church car park is expected to open.
- Road space/problems with KCC has held up the Willington Street works (gas works are ongoing and have taken precedence for Highways). The work here is expected to be complete by the end of February.
- A meeting is due to be held with PROW next week. The work will take 4-6 weeks to complete and it is hoped that it will be finished before the bad weather (Oct/Nov).  
A pedestrian route will not be achievable during the works.
- UKPN will be installing a large main from Woolley Road/Northumberland Road/Willington Street.
- Dust from the site is no longer an issue. The wheel washer and sweeper will help to keep mud off the road.
- A noise complaint has been received from KCC. This states that machinery was used outside of the agreed site hours. It is thought that this refers to a machinery delivery to site late at night.
- The police were called when someone had attempted to break in to the site between 3 & 4 am.
- CAARA asked if BH would consider investing in a defibrillator for Chapman Avenue? In the meantime, it was noted that a defib is available on site, should one be required.
- Action Points to be addressed:
  - Notice boards to be progressed.
  - BH to make enquiries to extend the TRO

Meeting concluded at 11.40 am.