

Minutes of the Cala Homes/ KBRA Meeting of January 13th 2022.

Present; Ian Curry and Viv Hill (CALA), Chris Hughes (WCC and KBRA), Mike Slinn, Ed Spooner, Nigel Palmer, Antonello DeStefano, Peter Carter, and Jenny Papworth (KBRA)

1. Street Furniture. Street furniture for Phase 1A has been ordered and CALA are chasing a delivery/installation date. The understanding is that Headbourne Worthy Parish Council are providing a Community Notice Board in the agreed location on Khosla Road; CALA Homes agreed to erect this.

CALA advised that the collection of waste from the steel bins is undertaken by Rentokil who will be collecting on Wednesday January 19th. WCC intend to organise land adoption soon and then WCC or HWPC will be responsible for this waste collection.

2. Sewerage Smells. CALA continue with their assessment with Southern Water of the cause of the smells. CALA asked that KB residents keep a log of the location, time and time length of sewerage smells.

3. Blocked Cloakroom Toilets. The problem seems to be primarily with no.2 Winchester Avenue. CALA asked that residents advise them of any further issues through CALA Customer Service.

4. Flooding 1a. CALA advised that, having carried out a review, it was found that not all of the 'grips' had been installed along the spine road, and as such surface water was unable to run off the road into the swales (as designed), thus causing water to overtop the kerb at the lowest point and exceed the capacity of the swales downstream. All grips have now been installed, which will prevent the issue from happening again. CALA agreed to look again at the implementation of the grips which cause soil erosion; an alternative approach could be to install a conventional surface-water gravel-filled soakaway pit.

There is also a potential issue about drainage pipes connecting swales; CALA will check on this.

In the unlikely event that there are any future emergency drainage problems then CALA asked that they be contacted through their 24hr Help Line.

5. Play area 1a. The play area is currently on-track to be delivered by Summer 2022.

6. MUGA CALA are not yet ready to share plans with residents yet, but will do so at the appropriate time.

7. Neighbourhood Centre CALA expect to be able to share their plans with KBRA within the next 3-4 months.

8. Footpaths linking 1a & 1b including Wellhouse Lane link. CALA will be working on the footpath to link KB to Wellhouse Lane Railway Bridge whilst Wellhouse Lane is closed for the crossing to be installed.

9. Winchester Avenue Design. CALA are not able to give any update; they are waiting for HCC.

10. Road Safety. CALA have installed shared surface signage at 1a and school signs at 1b.

11. No-Dogs Sign CALA have provided a No-Dogs sign on the 1B Playpark gate.

12. Potholes There are potholes on some 1B roads such as Ranulph Road. CALA will deal with these immediately and asked KBRA to send them photos and locations of potholes.

13. Grass along Service Roads. Many residents are complaining that grass along service roads is being driven on and therefore turning to mud. Typically delivery drivers and bin lorries are forced onto the grass because of parked cars. CALA said that grasscrete is not a good solution. It was considered by all that the problem to be mainly inconsiderate parking by residents forcing wide vehicles such as bin lorries to have to drive on grass to avoid these parked vehicles. It was suggested that offending parked vehicles be reported to Castleford.

14. Grit bins. CALA were asked to identify who is responsible now for keeping the grit bins filled pending adoption of roads. Is it CALA or Castleford? CALA will contact Castleford to discuss responsibilities.

15. Footpath at 1b on northern perimeter. This needs maintenance. CALA will review as part of the works to connect the footpath with Wellhouse Lane.

16. Street parties. CALA would have no objection to street parties, in principle. However, CALA would need a minimum notice of at least one month for any such events. The necessary PL insurance needs to be in place and KBRA to carry out their own Risk Assessments. Obviously, when roads get adopted, any such discussion in relation to street parties will need to be had with the Highway Authority, should roads need to be closed.

17. Morse Road Fence. Residents would like this temporary fence along Winchester Avenue to be removed; CALA will investigate.

18. Surfacing of the footpath between Andover Road and Barton Farm Primary School. WCC advised that they understood that HCC would be providing a hoggin surfacing to the footpath soon. The footpath will need to be diverted whilst Winchester Avenue is being constructed.