

Minutes of the Cala Homes/ KBRA Meeting of March 8th, 2022.

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

1. Street Furniture. Street furniture for Phase 1A has been ordered and CALA are chasing a delivery/installation date.

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

Update: All street furniture now installed in Phase 1B. For Phase 1A, this was ordered on 2nd Feb – but awaiting on installation date from supplier. CALA have sent a copy of the 1A plan to NP.

It has been agreed that CALA will provide a community noticeboard on Phase 1A (Khosla Road – exact location to be agreed)– can KBRA provide specification details as set out by HWPC for 1B noticeboard, so they can match?

Street ‘Dog Waste’ bins need emptying – most are overflowing in 1B area. IC confirmed that Rentokil have an order in place to empty these bins on a fortnightly basis. Should be emptied very soon, albeit this may need to be increased to a weekly 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 duration of sewerage smells.

Update: no diary logs sent to CALA. Issue remains unknown. Does not seem to be getting worse as more houses built. Residents need to provide diary logs for CALA to investigate further.

3. 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.

Update: Roadside grips and the potential for soil erosion have yet to be reviewed but are planned to be. Southern Water have now confirmed that Phase 1A drainage is on its 12 months maintenance period, as of 16th February.

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

Update: NP is it still on track and can we have plans? VH – on track for summer. Fine-tuning on safety around equipment, surfaces etc. CALA will share plans when safety issues have been addressed (circa 2 weeks).

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

Update: Not yet ready to share plans. It is linked to planning application for phase 2B, and CALA will share when available.

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

Update: Progress update to be shared at KBF next week.

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

Update: IC – Railway Bridge works to finish at end of March. Ramped footpath up the hill is almost complete. Linking path from 1B will be installed April/May.

AD – what is the timeframe for the footpath linking 1A with 1B – was due to be delivered Spring 22. Is this on track? IC shared map showing path at south end of attenuation basin which will link to 1A footpath and link up with path to ridgeway.

MS – when will the Worthys Lane cycle route linking to the ridgeway be delivered? VH – first part already completed – temporary route is in place. Should be fully completed with 3A. MS – can CALA check travel plan and bring up to date with latest plans. VH – maybe not latest travel plans. Re bus service 86a – (VH) CALA have paid money to have this delivered – CALA to follow up.

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

Update: IC – Phase 1A still waiting on technical approval. Still a couple of months away. 1B will follow, timeframe depends upon HCC resource.

AS – are we on track to deliver 1A and 1B final surfaces by end of year? IC – 1A Technical Approval expected April/May, 1B should follow later this year. Following which final remedial works can commence.

9. 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.

Update: AS – so far, all potholes have been fixed. If any are missed please inform CALA. ES - Check loose kerb stone to see if more than a snagging issue – is it hazardous?

10. 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 the grass to avoid these parked vehicles. It was suggested that offending parked vehicles be reported to Castleford.

Update: AD – contacted Castleford – they are not interested in taking any action – responsibility of residents.

11. 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.

Update: IC – no action this year.

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

Update: IC – These will form part of the footpath works scheduled for April/May.

13. 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.

Update: ES to send IC proposals closer to the time.

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

Update: IC – as we still have construction traffic in that area fence needs to remain. However, IC investigating whether fence can be reduced to say, 1m height, so less imposing.

15. Surfacing of the footpath between Andover Road and Barton Farm Primary School (PRoW). 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.

16. Unauthorised Parking in Phase 1A. MS – Peter Symonds students parking in 1A. Is there anything CALA can do to help? IC – this is a challenging issue as CALA cannot police this. Can put up ‘residents only parking’ signs but cannot legally enforce. Can residents help identify main location of offenders – share with CALA to collectively consider actions. IC/VH to visit site to see which roads/areas are most affected. PC – can we contact PS College to ask students not to park in KB.

17 Manley Rd Compound. Fencing to remain for the short to medium term. Recreation ground will be delivered based upon schedule (2025/2026). But linked to WA completion – which is linked to HCC.