

Minutes
CALA Homes/ KBRA Meeting
Thursday 26th January 2023
CALA Sales Office

Attendees: **KBRA:** **Mike Slinn (MS), Nigel Palmer (NP) , Antonio De Stefano (AdS), Eliza Barber (EB)**
 CALA: **Viv Hill (VH), Ian Curry (IC)**
 WCC: **Naomi Arnold (NA)**
 Public: **Kim Le Geyt (KLG)**

Referenced: **CALA:** **Adrian Lee (AL)**
 Rachel Slater (RS)

1. Street Furniture

1A Street Furniture

CALA:

- All the outstanding street furniture is ready to be called-off as required (i.e. 1no. bin, 3no. cycle stands and 3no. benches). The play area needs to be completed first before these are installed
- Additional Dog Waste bin to be installed on the pathway to the nature reserve.
- Collection of waste from the steel bins to be undertaken by Rentokil who will be collecting from Wednesday January 19th 2023. HWPC will be responsible for these waste collections once the various parcels of land including the Swales transfer to them in Spring '23.
- An additional park bench was noted in the Swale area in 1A – Ian confirmed that this as a memorial to a CALA employee

Action: NP (KBRA) to advise to residents of the donation in the Spring Newsletter.

Parish Noticeboard

MS (KBRA) Advised that the location had been agreed subject to Adrian (CALA) confirming land ownership. Planning regulations confirmed by Naomi (none required).

2. Sewerage Smells

Sewerage smells in 1B

CALA:

- Some of the manholes covers have been unsealed (lower down the system away from the built up area) however the main reason for the absence of smells may be due to the fact that Southern Water have installed a temporary 'Odour neutralizer' which has a 6 months effective life.
- Longer term, the expectation is that the increased volume of effluent being pumped will prevent recurrence.
- 'Watching brief' to be maintained.

3. Flooding

Winchester Avenue Flooding in 1A

CALA:

- Concrete 'Grips' now to be installed as per HCC Highway requirements
- As previously stated, the SW system was CCTV'd and found to be all okay
- Southern Water will be taking responsibility for these swales and associated drainage in February this year
- In the unlikely event that there are any future emergency drainage problems then CALA asked that Southern Water be contacted as they will have responsibility for these SW drains.

Action: NP (KBRA) to remind residents of Southern Water contact details in the Spring Newsletter.

4. Play Parks

Play Park in 1B

NA (WCC) commented that the play area is due to handover to HWPC in Spring, however the commuted sums are still to be agreed

NP (KBRA) commented that the equipment is being reviewed under warranty due to defects in the equipment becoming apparent which could be dangerous and which will delay handover

Play Park in 1A

IC (CALA) advised that all equipment for the approved plan has now been procured ready to be 'called-off' for installation.

There was a general discussion over the size, location and density of equipment due to be installed in the Play park.

IC (CALA) presented the latest plan, which included a 'levels' cross-section, showing the position of all of the play items and advised that several of the items had been relocated 'down the hill' to make them less obtrusive.

KIG (Public) commented that many of the residents along Granadiers Road were concerned over the loss of view, but that the reduction back to the original planned area was positive. However, the density of equipment (no. of items in a small area) and the height of several items of equipment is still a cause for concern amongst residents adjoining the site.

NA (WCC) confirmed that there are no planning requirements to maintain residents sight lines given the future development already approved.

EB (KBRA) pointed out that even siting the taller items down the hill there were still concerns over the privacy of residents given the possibility of overlooking.

IC (CALA) suggested that additional trees could be planted to supplement those already planned to provide more screening, but accepted that these would take some years to fully mature. He confirmed that the height of the terrain and positioning of the trees would be per the plans, as the contractors would need to adhere to these. CALA would oversee this.

KIG (Public) made the request of CALA to relocate the two tallest items of equipment to another play area - perhaps they could be used in 1B?

NP (KBRA) advised that this issue had been discussed in the recent HWPCG meeting and the general consensus reached was that relocating some equipment from the 1A to 1B play park would also address feedback from 1B residents on the lack of play equipment for older children in that area. KBRA would formally request that the option be reviewed by CALA.

KIG (Public) highlighted the poor maintenance of already-planted trees and asked that the trees were better maintained to help maturity. She requested that the updated cross section is to include the size of trees, which will be planted. She also raised the overall lack of landscaping maintenance. Also, due to the high footfall along Granadiers Rd and where the park entrance will be (corner of Centinal Rd), she requested 10mph signs be placed.

Action: **IC** (CALA) to respond to the issues raised and provide the latest plan, cross section and proposal for addressing the residents' concerns over privacy.

Action: **NP** (KBRA) to formally request that CALA review the feasibility of relocating the two tallest items of play equipment from 1A to 1B play park.

5. MUGA

MUGA Status

Residents have previously queried the overall strategy for providing play areas be provided as there is a view that there is a need for an infant's play park, a juniors play park and an area for older children to kick a football around.

VH (CALA) advised that plans for the MUGA are progressing, but not yet ready for publication / consultation, which could be expected in the summer

During previous discussions KBRA requested that an informal 'kick-around' be provided somewhere on the development in the interim before the MUGA is available

Action: **CALA** to review the possibility of providing an informal 'kick-around' space and advise KBRA

6. Neighbourhood Centre

Consultation Process

MS (KBRA) commented that feedback from residents on the initial consultation process was very good

VH (CALA) Confirmed that a follow-up consultation planned for 2nd February at the Sales Office focusing on the associated housing within 2B

Action: **CALA** to provide update at the 2nd Feb event on how feedback received from the first event has been applied to the design

7. Footpaths

Footpath on northern perimeter of 1B

AdS (KBRA) commented that this had now been addressed

Ridgeway path

AdS (KBRA) commented that the path from Andover Road to the Academy had been dressed and compacted and provided a good surface for access to the school.

Linking path 1A to 1B

AdS (KBRA) was disappointed that the path between 1A and 1B had not fared well over the winter and was in very poor conditions in some places. Whilst acknowledging that this was provided as temporary footpath in a gesture of goodwill it is still expected that it will be the only connecting route between the two parts of the development for several years to come and at present is in a dangerous condition.

IC (CALA) picked up this point and confirmed that he would arrange an inspection and approve appropriate remedial works to be undertaken to make the route safe.

Action: **IC** (CALA) to advise on works to be carried to footpaths with expected timescales.

Action: **AdS** (KBRA) to provide photos of the pathways with issues, monitor the state of the path and advise at next meeting.

8. Roads

HCC Technical Approval

IC (CALA) advised that negotiations with HCC on the technical approval for Winchester Avenue are progressing (positively), but that there are still items to be resolved.

Road conditions in 1B

There was a general discussion led by AdS on the conditions of the roads in 1B

AdS (KBRA) made an impassioned request to CALA that more than 3yrs since completion of the houses the roads in 1B need now to be completed. He provided numerous examples of conditions; such as bumps and holes in Winchester Avenue, inconsistent road levels at road junctions, crossings and turning areas and lack of wearing-course giving concerns in the recent icy weather. He also challenged that lack of Technical Approval for Winchester Avenue could not be considered a reason for not completing the estate road surfacing in 1B as this had been done in 1A. These issues have been reported to CALA by residents.

NP (KBRA) supported the view that the roads conditions could be expected to cause damage as observed during his frequent visits to 1B in the last few weeks.

IC (CALA) confirmed that separate approval is required for the estate roads before these can be completed and adopted (by HCC) and that approval would not be given before the Winchester Avenue (spine road) was approved. However, he would investigate why the estate roads in Phase 1A had been completed prior to approval.

Action: **AdS** (KBRA) to provide a report of the state of the roads with specific issues/concerns.

Action: **IC** (CALA) to review the status of roads in 1A (re: wearing course) and advise on the actions to be carried out for 1B estate roads.

Speed Restrictions

MS (KBRA) raised the question of speed restrictions around the development, suggesting that Winchester Avenue should be designated 20mph

VH (CALA) confirmed that the design speed of Winchester Avenue was 20mph and that any imposed limit of 30mph would need to be the subject of a Traffic Regulation Order (TRO) imposed by HCC.

ALL discussed concerns raised by residents over the high speed of vehicles around the development. Ironically it was pointed out that due to the poor conditions of the roads in 1B this is less of an issue, but in 1A more 10mph signs would help to remind drivers.

NP (KBRA) explained that in other developments like KB, residents had designed and installed speed limit 'request' signage for drivers. **VH** (CALA) confirmed that CALA had

no objection but explained that obviously when the roads were adopted these would be removed by HCC.

Action: IC (CALA) to provide more 10mph signs to 1A (Granadiers Road and Centinel Road) and liaise with KBRA for positioning.

Action: IC (CALA) to provide update on the status of the Speed Limit Reminder (SLR) ground fixings that have been discussed with HWPC.

9. Community Meeting Space

KBRA will be making use of the Barton Farm Academy facilities to hold Committee meetings (and potentially other events) from now on.

Point to be closed.

10. Community Defibrillator

NP (KBRA) raised a request for CALA to provide a Community Defibrillator positioned on the outside of the CALA Sales Office for the use of KB (South) residents. A similar request will be made of HWPC to provide a second for KB (North) residents with an associated discussion over the most suitable location for it.

Action: NP (KBRA) to formally raise with RS (CALA)

	Actions	Who	Date Raised	Due Date	Status
1.	KBRA to advise to residents of the donation of the park bench in the Spring Newsletter.	NP	26.01.23	Qtr. 1 '23	Open
2.	KBRA to Remind residents of the Southern Water helpline in the Spring Newsletter.	NP	26.01.23	Qtr. 1 '23	Open
3.	CALA to respond to the issues raised and provide the latest plan, cross section and proposal for addressing the residents' concerns over privacy for play park in 1A	VH	26.01.23	Feb '23	Open
4.	KBRA to formally request that CALA review the feasibility of relocating the two tallest items of play equipment from 1A to 1B play park.	NP	26.01.23	Feb '23	Open
5.	CALA to review the possibility of providing an informal 'kick-around' space and advise KBRA	IC	26.01.23	Feb '23	Open
6.	CALA to provide update at the 2nd Feb event on how feedback received from the first event has been applied to the design	VH	26.01.23	Feb '23	Open
7.	CALA to advise on works to be carried to footpaths with expected timescales.	IC	26.01.23	Feb '23	Open
8.	KBRA to provide photos of the pathways with issues, monitor the state of the path and advise at next meeting.	AdS	26.01.23	Done	Open
9.	KBRA to provide a report of the state of the roads with specific issues/concerns.	AdS	26.01.23	Done	Open
10.	CALA to review the status of roads in 1A (re: wearing course) and advise on the actions to be carried out for 1B estate roads.	IC	26.01.23	Feb '23	Open
11.	CALA to provide more 10mph signs to 1A (Granadiers Road and Centinel Road) and liaise with KBRA for positioning.	IC (AL)	26.01.23	Qtr1 '23	Open
12.	KBRA to formally request the provision of a Community Defibrillator to the Sales Office for KB residents' emergency use.	NP (RS)	26.01.23	Done	Open