

# NOTES OF A MEETING WITH BELLWAY - Tuesday 28th June 2016 at 3.30pm

Present : Chris O'Hanlon (Bellway), Graham Thomas (Tidbury Green Parish Council), Azra Hussain, Julie Dyer and Andy Fleming (Interested Parishioners).

## OUTLINE TIMETABLE

COH provided the following summary of the presently proposed timetable for the development:

- Reserve matters document to be submitted by the end of June 2016. These relate to Scale, Layout, Appearance and Landscaping
- There is no proposal to amend the outline planning permission established for 190 dwellings
- Following receipt, a public consultation process by SMBC of 21 days
- 13 weeks from submission for the decision process to be finalised
- Anticipated construction start date November 2016
- Expected three year build out

## DRAINAGE/FLOODING

This is a condition, which must be agreed prior to the commencement of building. It was noted that the present proposal hinged on the fact that SMBC required the present drainage system, which consists of utilising existing ditches, to be retained. This includes drainage of excess water from Fulford Hall Road.

The following concerns were expressed;

- This ditch is up to 6 foot deep. The adjoining neighbour has said that this can be full of water. This could be a significant drowning risk to any wayward child.  
**ACTION:** Residents to contact Ed Bradford at SMBC to ascertain the reasons for this decision.
- There are three underground springs near to the south – west corner of the site.
- The flow in these open drains are intended to be controlled by the setting up of two ponds, whose purpose will be to mop up excess rainfall, and then deliver it in a controlled manner to the on-going open ditches. It was noted that these pools were in the vicinity of the proposed children's play area. Concern was expressed about the safety of this area to children.

## TPO's AND HEDGING

It was noted that the site had a group TPO order. On the subject of hedging, COH suggested that it was in the interests of Bellway to retain all existing hedging, other than at the site entrance and the emergency entrance.

## CONSTRUCTION METHOD STATEMENT (CMS), LORRY TRAFFIC AND VERGE DAMAGE

COH suggested that the CMS would be available in between 4 and 6 weeks time. It was noted that a considerable amount of damage had been observed on Rumbush Lane, where verges had been so severely damaged, they might represent a life threatening condition to both drivers and pedestrians. CON was given a Solihull Observer newspaper report on this problem dated February 2016.

Concern was expressed that Bellway might have no direct responsibility for the detrimental effects of lorry traffic on the local environment. It was the opinion of residents that Bellway should apply both contractual and moral codes on sub-contractors to respect local residents and infrastructure. Bellway were asked to consider the CMS very carefully, and in particular, the route lorries would access the site. Given the narrow width of Fulford Hall Road, concern was expressed at the ability of lorries to turn left into this site without manoeuvring to the right hand side of the road, which would be highly dangerous for on-coming traffic.

It was noted that the construction working was limited to 07.30 to 18.00 weekdays, 08.00 to 13.00 Saturdays and no working on Sunday. Concern was expressed about lorries arriving before these working hours and parking up on local roads with the engine running on cold winter mornings.\*

## SITE ENTRANCE AND TRAFFIC CALMING MEASURES

It was noted that the outline plan fixed the point of access with only one point for in/ out - but there will be an emergency exit by the farm. The access point needs to be constructed before any work starts.

Given the close proximity of a bend on the road to the site entrance and the speed of traffic, regularly over 38 mph, it was questioned if a 20 mph speed limit should be applied to this part of Fulford Hall Road.

**ACTION** ; Parish Council to ask SMBC to change the speed limit on this section of Fulford Hall Road to 20 mph with effect from November 2016.

The emergency access was questioned, being so close to the crossroads. **ACTION** : COH agreed to look into this

## SECURITY ON SITE

Concern had been expressed by residents bordering the site. COH said that a combination of security guards, cameras and fencing would be deployed to protect the site from intruders. The entrance to the site would be locked at the close of working each day. The site manager will consult nearest neighbours in order to meet their concerns.

## ECOLOGICAL REPORTS

The ecological reports for bats, birds and newts have been updated and the site has been designated of low ecological importance. Bat and bird boxes will be installed on the site.

The Landscape Management Plan was yet to be submitted.

#### ON-SITE AND OTHER MEETINGS

COH agreed to provide the contact details for the Contracts Manager as soon as the appointment was confirmed.

He also agreed that the contact details for the Site Manager would be provided as soon as the position was filled.

#### OTHER MATTERS

It was noted that the draft reserved matters application included a pathway from the site to TG Primary School. However, responsibility for the operation of this gateway would rest with the School, in particular the timing of when the gate was open, and the supervision thereof. This is yet to be agreed.

#### \*POST MEETING NOTE

A request to Bellway to designate a holding area in the CMS for lorries to park in if their arrival time at the site is likely to be before the start of working hours.

