

Castle Hill/Eastern Quarry Community Liaison Meeting

Tuesday 18 June 2019

Castle Hill Community Centre

Present:

Nigel Hoad, Chair, Castle Hill Residents' Group
Peter Nelson, Director, Henley Camland
Sarah Fisher, Senior Project Manager, Residential Management Group (RMG)
Fraser Pollock, Residential Management Group (RMG)
Craig Morrison, Estates and Community Centre Manager, Castle Hill Community Centre
Claire Winterflood, Communications Consultant
Cllr Danny Nicklen, Ebbsfleet ward
Cllr Sacha Gosine, Ebbsfleet ward
Paul Boughen, Community Building Manager, Ebbsfleet Development Corporation (EDC)
Anna Komajda, Project Manager, Camland Consulting

Apologies :

Cllr Peter Harman
Cllr David Mote
Cllr Sue Butterfill, Swanscombe and Greenhithe Residents Association
Che Eade, Senior Planner, Ebbsfleet Development Corporation (EDC)
Rev Penny Marsh, SEBA Pioneer Minister for Kent Thameside
Jason Clitherow, Neighbourhood Watch

The two new ward councillors for Ebbsfleet were welcomed to the meeting and to the liaison group.

Matters Arising

EDC will report back re a plan to improve the approach to Castle Hill via the roundabouts – Paul confirmed that EDC has undertaken public consultation on a Public Realm Strategy. Part of this strategy includes guidance on planting, upgrading roundabouts etc. The final document will be shared with developers. Some test planting may be carried out.

Speed limit to Southfleet Road – this is now progressing as it should be. Traffic Regulation Orders and organising the zebra crossing are underway. There is no planning obligation to install a zebra crossing but it is obvious that Southfleet Road is a busy road and safety is paramount. A Road Safety Audit will confirm the design of the crossing. All drawings go to formal consultation then Kent County Council will comment. This could take up to three months. In the meantime, contractors are being asked to price for the works necessary, so that an order can be placed once all agreed. The conflicting signs re 30 mph and 40 mph go through a formal process and the team will continue to update through these meetings.

Footpath to Ebbsfleet Green – The Deed of Easement has been agreed. Monies have now been paid to the gas board to drop the gas main. This will be carried out in the next three to four weeks.

PCSOs – there has been no update on their arrival date but Kent Police are recruiting for these two positions. Training will then be undertaken before they arrive on site.

Post box – the Post Office collection team are investigating the development and will make a decision.

Arriva – decision still with Kent County Council on whether a new bus stop can be installed so the bus route can reverse. Kent Highways understand the current situation and are supportive of the idea.

Satellite update – this work has now been completed and there is only one resident with an ongoing issue – this is pointing towards a problem with their GTV box. Residents can now opt for BT or Sky as their provider.

Castle Hill Development Update

There are now around 690 occupations. Most activity is taking place in parcels 3, 5 and 6. Sales continue to be good with all developers. There have been some complaints from properties along the Fasttrack route re contractors starting work early and having their radios too loud. All developers have been informed and warned that the Planning Officers will visit and could stop work. Work on the commercial units is continuing as planned and this area should be open for Christmas. Commercial units are being advertised.

Southern Square medical centre – meeting attendees were surprised to learn there has been no interest from GPs in opening a surgery here despite there being a definite demand and well discounted rent offered. This plot has now been sitting still for three years and Henley Camland need to build out this area in the next three months. Ideas to fill this space that are under discussion include a gym/takeaway/serviced offices/meeting space.

Street lighting – some streetlights in the Persimmon scheme are still not connected. This is due to some confusion with homeowners who according to their conveyancing plans, own part of the street where the lights are situated. A copy of the traffic site plan explaining who is responsible for which roads, will be attached to these minutes. HC and RMG will consider producing a full site conveyance plan. This issue will be picked up by the resident with the developer directly.

Central area masterplans – these are now with the planning committee for their approval. Developers will then put forward their Reserved Matters Applications. ***[post meeting note – the masterplans were approved on 19 June 2019]***

Education hub – the consultation went well with some good feedback. A detailed application will be submitted in July. Developers are now applying for the parcels of land around the hub. All are planned with good cycleways and footpath connection to discourage car use.

Central retail area – the look and feel of the retail offer is being developed and is likely to be anchored by a main store.

Western village – there will be North to South buildout – from Bluewater – on this part of the scheme. In parcel 7, there is an exciting opportunity for homeowners to customise their external frontage and internal layout.

Affordable housing – there is 25% affordable housing in each parcel of land, with 20% shared ownership and 5% affordable rent.

Eastern Quarry Update

Alkderden Farm – a specialist architect has now been engaged and the plans drawn up promote materials re-use where possible. Various options have been considered. With ground levelling around the existing farm site, the farm would have been left in 'a hole'. It has therefore been agreed to take down the farm piece by piece and move it to the top of the site in a central position, where the building will take on a community use for all to share. A unilateral undertaking confirms this work needs to be done before a certain trigger date.

Central Village – earthworks continue to shape the land.

Other Business

Park security – RMG confirmed the parks used to be locked, but a decision was made to keep them open. There has been no negative feedback from residents.

Nigel shared a photo of some pavement works carried out by Erith showing a drop-in level with some unusual taping. Henley Camland will investigate.

Play park – RMG is revisiting the size of the bins in this area and will put forward new suggestions to Henland Camland. The tiles that are being pulled off on the building may be replaced with a different material going forwards. It is noted that the Safety Advisor walks the development on regular basis.

Date of next meeting

Original suggested date was Tuesday 27 August, but as this is the day after bank holiday, we will suggest one week later on Tuesday 3 September 1400, Castle Hill Community Centre. A calendar invitation will be sent.