



## **Castle Hill/Eastern Quarry Community Liaison Meeting**

Tuesday 26 February 2019

Castle Hill Community Centre

### **Present:**

Cllr Peter Harman  
Nigel Hoad, Chair, Castle Hill Resident's Group  
Jason Clitherow, Neighbourhood Watch  
Peter Nelson, Director, Henley Camland  
Anna Komajda, Project Manager, Camland Consulting  
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

### **Apologies:**

Cllr David Mote  
Cllr Bryan E Read  
Cllr Sue Butterfill, Swanscombe and Greenhithe Residents Association  
Rev Penny Marsh, SEBA Pioneer Minister for Kent Thameside  
Paul Boughen, Community Building Manager, Ebbsfleet Development Corporation (EDC)

### **Matters Arising**

EDC will report back re a plan to improve the approach to Castle Hill via the roundabouts – Paul was absent from this meeting but advised previously that EDC is still looking at the feasibility and investment needed, and he will continue to update this group. It was noted that the grass had been tidied up on the roundabouts with 'E's on them.

Speed limit to Southfleet Road – this is now going through the final part of the process to ensure a **30** mph limit (20 mph mentioned in meeting but confirmed it will be 30 mph).

### **Castle Hill Development Update**

There are now 550 completions including 100 affordable properties. Despite the somewhat uncertain political climate, demand remains good. Work on the new Co-op has started and this will open later this year. Construction continues on all parcels.

Section 106 funding is contributing to two allocated Police Community Support Officers (PCSOs) who will be based ASAP in the community centre working seven days a week from 1100-2300.

Footpath to Ebbsfleet Green – the letter of approval to change the Deed of easement (access) is now in place and the Gas board can finish the works. This will be completed in the next 6-8 weeks.

Arup Gate footpath – work will be finished in the next two weeks and this will then be open for use.

Some earthmoving works are taking place to allow pumping water from one lake to the other.

## **Eastern Quarry Update**

Hedge Place Tree Removal – a letter explaining the background to the tree clearance was sent on 25 February to all members of this committee re posting on Facebook groups etc and door-dropped to the following roads: Bean Road (Cobham Terrace), Kemsley Close, Mounts Road, Valley View. These trees would eventually have been taken down anyway, but work started early to avoid the bird nesting season. The temporary access route has already been approved and will likely be in operation for around two years. This will eventually become an open-ended road and nicely landscaped area.

A full planning application for future tree removal is being submitted. The overall strategy for the landscaping scheme throughout the development is to retain/strengthen existing trees and replace trees that need to be removed to allow access.

In Alkerden Lane, some trees were scheduled to be removed, but these are now being retained.

Going forwards, a schedule of all planning applications will be attached to these minutes.

Alkerden Farm – this consists of several outbuildings. The main building is the barn. Some 17<sup>th</sup> Century features are part of the building fabric. The barn will be taken down brick by brick. Anything older than 150 years will be reclaimed and used in the new building which will be constructed at a higher ground level. This is likely to be a community building/heritage centre/bowling green/tea shop. This is a unilateral undertaking and a Section 106 variation which must be carried out, or development stops. Cllr Peter Harman suggested the involvement of the local history group. Peter Nelson confirmed they would be invited to attend the public consultation meeting to be held on Alkerden Farm.

Consultation on the education hub including a primary school, secondary school and pitches, is likely to take place in May.

## **Other Business**

Street lighting near the pedestrian alley parallel with Southfleet Road on Redrow's side. A resident asked if a light was missing as it is very dark in this area. Redrow confirmed lights have been installed as per the approved drawings. It is difficult to retrofit once all in place and developers are somewhat caught between a rock and a hard place, as some residents do not want further light pollution.

Anna continues to investigate the possibility of another post box.

Re cordoned off areas re pathways being laid, residents have asked for more notice when parking bays are disabled. The bays in question will be operational again mid-April. The team agreed to publish going forwards, a list of known 'upcoming works' to include maintenance/adoption works.

Addition of planting strip by the 'tusked elephants' - this is an ECO-link from the reptile crossing up to the woodland mix area. It is a requirement of the well planned and thought through Bio-Diversity Action Plan (BDAP) which is mitigation for lost habitat for the development.

Peter Nelson has been liaising with the Transport Review Group about the Arriva bus route around the site. Feedback suggests the route is running the wrong way round and that fares are high. Cllr Peter Harman mentioned GoCoach as another bus provider.

Communication with Clarion tenants – RMG explained that any info they have to share is given to Clarion, but they must communicate this to their residents, especially in view of the new GDPR rules. The committee would like to know what Clarion's suggestion is so that their tenants are fully aware of relevant news and updates? Sarah Fisher will report back at the next meeting.

**Date of next meeting**

Tuesday 30 April 2019, earlier start time of 1400, Castle Hill Community Centre.

Meetings will take place bi-monthly on the 4<sup>th</sup> Tuesday of the month at 1400. Please delete any previous calendar invitations from Jodie Davis.

***Attached – Planning Application Schedule***