

Castle Hill/Eastern Quarry Community Liaison Meeting

Tuesday 30 April 2019

Castle Hill Community Centre

Present:

Nigel Hoad, Chair, Castle Hill Residents' Group
Rev Penny Marsh, SEBA Pioneer Minister for Kent Thameside
Che Eade, Senior Planner, Ebbsfleet Development Corporation (EDC)
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

Apologies:

Cllr Peter Harman
Cllr David Mote
Cllr Bryan E Read
Cllr Sue Butterfill, Swanscombe and Greenhithe Residents Association
Jason Clitherow, Neighbourhood Watch
Paul Boughen, Community Building Manager, Ebbsfleet Development Corporation (EDC)
Anna Komajda, Project Manager, Camland Consulting

Matters Arising

EDC will report back re a plan to improve the approach to Castle Hill via the roundabouts – Che confirmed that EDC is still looking into the long term maintenance, but it was recognised that some 'tidying up' had taken place on the roundabouts with 'E's on them.

Speed limit to Southfleet Road – the **30** mph limit is now in place but Nigel pointed out that there is still a 40 mph sign on Westcliff Road. Peter will investigate.

Castle Hill Development Update

All houses now have planning permission. Progress on this scheme is good and parcel 2 is nearly finished. Finishing works are now taking place to the roads/footpaths in this area. Land parcels 3 and 5 are the next area of focus. Newcrest continue to work on the apartments, townhouses and shops area. Clarion is working on parcel L, while DWH is working south on parcel 3. Taylor Wimpey is selling the units by the lake and has reservations on all the houses.

Footpath to Ebbsfleet Green – the legal documents are now in place and the Gas Board is now able to make the diversion needed.

Arup Gate footpath – this is now open for use.

Re cordoned off areas re pathways being laid – most of this work is now completed and pavement works are nearly finished.

Eastern Quarry Update

Alkerden Farm – there was concern raised re whether the planning application for removal of the farm and the sensitive re-use of some of the older materials would be adhered to. Peter mentioned that he volunteered to have a planning condition attached to this to allay residents' concerns – this was not a requirement. A S106 planning condition will therefore be included. The Heritage Officer is visiting this site on Friday 3 May. Che confirmed that the planning consultation closes on Thursday 2 May. EDC will then make their assessment of feedback from individuals and official consultees and take professional and legal advice as necessary. Specialist Heritage architects and builders have been engaged.

Central Village – earthworks have been approved near to the farm. The levels are being organised and will take shape over the summer.

Tree Removal – it was noted that all future infrastructure works will also include an application for tree removal.

Earthworks continue from the Southern to Northern lake to make way for the school area. Consultation on the education hub including a primary school, secondary school and pitches, is taking place following this meeting. This will likely be a June/July planning application.

An application has been submitted for the road in the West site and infrastructure and roundabout improvements works.

Liaison with other developers continues re other parts of the site.

It was noted that there had been some vandalism in this area and the fence line near Durrant Way needs to be reinforced. Contractor Erith is increasing security and will have guard dogs on site. Che agreed to follow up re the two PCSOs arriving on site.

A survey will be issued to all households this week on education and transport. Henley Camland is keen to understand who has moved in from where, and how many children they have. This information will support future planning. On transport, the use of the private car is discouraged, and research will be undertaken with residents regarding a bike scheme and possible car share club.

Other Business

Anna continues to investigate the possibility of another post box.

Peter Nelson continues to liaise with the Transport Review Group about the Arriva bus route around the site. The issue is to do with the positioning of one of the bus stops in Swanscombe which dictates the route the bus takes. Kent Highways are revisiting this bus stop position.

Communication with Clarion tenants – Sarah reiterated that Clarion receive the same notifications as other residents, and they must communicate with their tenants. Sarah confirmed that Clarion has letter dropped communications regarding the roadworks.

Nigel reiterated that it is essential that street signs are installed as soon as areas are completed, particularly to help with deliveries.

Sarah mentioned that all play equipment is checked weekly, monthly and annually. The senior management of the play equipment supplier is personally coming to site to inspect the equipment. Any reported issues e.g splinters are noted and dealt with asap.

Penny wanted to record her thanks for the loan of the park by the elephants for an Easter Egg Hunt. Over 120 children took part and a great day was had by all.

Sarah confirmed that issues with aerials/receiving satellite channels should all be resolved by SSCI mid-May and a letter is being sent to residents re the switchover to a new system.

Date of next meeting

Tuesday 18 June 2019, 1400, Castle Hill Community Centre.