



Whitecliffe Community Liaison Committee Update

Thursday 30 April 2020

Construction work at Whitecliffe ceased due to Covid19 in March. Taylor Wimpey and Chartway have announced that they will begin a 'phased' opening of their construction sites from 4 May and others will likely follow suit.

The Co-op opening has been delayed due to the mortar-batching plant being closed. They intend to re-open mid-May and it is hoped the Co-op could open by the end of July.

SECURED BY DESIGN REVIEW

The Secured by Design (SBD) review has been completed by the Designing Out Crime Officer (DOCO) from Kent Police. This work came out of a meeting between EDC, RMG, Henley Camland, community reps and local councillors which took place on the 26 November 2019, to discuss ASB and crime issues which had been raised on Castle Hill.

The DOCO's recommendations are broadly summarised as follows and Henley Camland has provided an update to the points raised:

Criminal damage & ASB in NE Park:

Notes and commends the development as being *particularly well kept and maintained*

We are pleased to note this remark and thanks to all concerned in the upkeep of this area.

Graffiti noted to pavilion and recommended for quick removal

We have asked RMG to arrange this.

Recommendations to improve security at pavilion to prevent/deter climbing

Henley Camland has previously installed anti-climb bars which have been stolen. They are obtaining a quote to install mesh. A long-term solution may be to board this out completely, but this would mean the loss of the craftsmanship woodwork of the roof structure.

Maintenance and signage for existing CCTV in NE Park recommended

HC will organise signage for this.

Large grade stones/rubble along paths should be removed or bonded to reduce instances of criminal damage

HC will obtain a quote to remove the top layer of stones from the filter drains and replace with topsoil (100mm) and seed. This will be done in phases and reviewed and extended as required. The first phase will be a 50-metre radius from the bandstand. This will not include the swale outside the playground or the river creek in the playground

Please note the following from Timber Play, October 2015

The pebbles were left loose for additional play value as they provide “loose parts” that allow for creative play. Many play areas do not have such loose parts because of management concerns such as this, but we would always argue to protect play value unless it becomes a serious problem. This is an approach also advocated by the European standards commission for play safety see excerpts below (which apply to equipment but still reinforce the point)

- It is not the purpose or the requirements of this standard to lessen the contribution which playground equipment makes to the child’s development and / or play*
- Playground equipment which deviates from the standard does not necessarily constitute a serious hazard. If there are borderline contradictions presented in this part of EN 1176, play value should be favoured after consideration of the professional judgement of approved, reputable test houses.” (Pt. 6, Annexe A)*

If a child were to use the pebbles as a missile then that is a behavioural issue rather than a design and management issue.

Auto closer to LEAP gate needs repair

RMG will arrange for Timber Play to repair this on the next inspection.

Post theft from Apartments:

Disable trade buttons and thereby unsecure access to apartment buildings
Mailboxes could be replaced with higher standard/secure boxes
Audio/Visual entry systems recommended

RMG is only responsible for the BDW flats on Parcel 3b. Clarion use a different company. RMG will however, liaise with the management companies for these blocks.

For the Letts Lane apartments (Phase 3B) that RMG is responsible for, they will disable trades buttons in line with recommendations.

Regarding the letter boxes and audio entry systems, the apartments are only 2-3 years old and improvements such as these would be extensive and outside of the maintenance terms within the lease. RMG does not believe the resident directors will wish to spend the level of funds required as this is a service charge cost that flat owners contribute towards.

Lack of Street Lighting:

Lighting review of BS standard, and added to those mews streets which are well used as pedestrian routes during the hours of darkness

Henley Camland does not own the streets where the streetlighting problem has been identified. These streets are either owned by the housebuilder, or jointly by residents. It is therefore suggested that the managing agents, e.g RMG for Persimmon/BDW should liaise with residents and arrange for any problems to be addressed.

If streetlighting in areas where the land belongs to a developer, not Henley Camland, has not been installed properly and/or in accordance with the planning permission, then EDC should contact the relevant developer. Henley Camland does not have the authority to oversee individual developers’ planning obligations and/or take responsibility for land which does not belong to them.

MATTERS ARISING FROM MINUTES OF 17 MARCH 2020

Health Impact Assessment

An Environmental Consultant was appointed at the beginning of April and Henley Camland expect a report back by the end of May.

New Footpath on Alkerden Lane

Cllr Peter Harman is liaising with the planning team at EDC who are keen to learn more about the proposal. They have advised that there may be planning, highways and potentially ecological considerations related to this.

PCSOs

Kent Police held an internal meeting to discuss the PCSO funding on 17 March. This was led by the new Superintendent, Rachel McNeil and included CI Loudon, and heads of each of the key departments which would be involved in the payment and securing of posts (Finance, HR, Recruitment, etc.). Each person took away actions from the meeting and the aim was to nominate a lead for a project before meeting with EDC officers to agree the process and discuss key constraints/risks, etc.

Unfortunately, the impact of Covid-19 and the Government's direction that the police would be required to enforce social distancing has temporarily overtaken these priorities. Kent Police are adjusting their teams and working practices to respond to the current circumstances. They have assured EDC that they are keen to progress the project and will come back to this priority as soon as they possibly can.

Craylands Gorge

Planning has been approved but the conditions are not yet fully discharged. The works are due to commence late May 2020.

Streetlighting

No further reports of 'lights out' have been received, but RMG will carry out a personal audit once restrictions are relaxed.

Maglock for Village Green/Tennis Courts

Works began a week prior to lockdown and the completion was delayed due to the availability of the welder required to attend site. The contractor has confirmed this will be completed this week.

Broken bandstand tiles

RMG is liaising with EDC on this. A report is being put together including the funds already spent on the bandstand along with quotations to change the existing material.

Post Box

This has now been installed and HC is chasing Royal Mail for a date when this will become operational.

Amazon lockers in the Co-op

Cllr Gosine to update re possibility.

Location of Defib machine

This is still to be actioned.

ADDITIONAL QUESTIONS RAISED BY COMMUNITY

Footpath at the top of Motte Lane

There is a huge sign (same side as the path) if you are trying to cross the road from the path, the sign seriously impedes your vision to cars coming up the hill. Maybe the sign can be repositioned?

Henley Camland has asked if a picture of the sign can be taken so this can be reviewed.

Chicane near Taylor Wimpey sales suite

Is there anything that can be done with the last chicane on Castle Hill towards the bottom near the Taylor Wimpey show office, as now the trees are growing back it is very dangerous seeing if any cars are coming. Also, there are two chicanes in that road that I feel do not serve a purpose as they are on a bend, it is very hard to see cars coming up the road especially if they are speeding?

Henley Camland will look at the vegetation and cut back if in the visibility splay. The chicanes are designed and approved by the highways authority.

Speed of trucks at top end of Whitecliffe

I've mentioned to Danny Nicklen that the speed in which some of these large trucks are travelling at the top end of Whitecliffe is becoming stupid. The speed bumps make no difference and god forbid a child steps into the road. I know this is their only route into the site but can they at least slow down?

Eastern Quarry Ltd has been in touch with all the developers and asked them to reiterate the speed restrictions to their team and subcontractors.

Castle Hill Drive - rubbish

A large amount of rubbish has accumulated on the side of the road beyond the fence going towards the hill up to the Observatory. Can this be cleared up?

Fly tipping, as with many other parts of the country, has increased during lockdown. Henley Camland reported this to Cllr Danny Nicklen, as an address on packages retrieved belongs to someone in Castle Hill. The Community Warden has spoken to this individual and Dartford CC will be issuing a fixed penalty fine.

Station Road clearance

Can the road to the station be swept? A lot of stone from the pavement drainage strip gets onto the road and I am concerned that cars will flip up a stone and cause an injury.

EDC has liaised with car park operator NCP, who have confirmed that they will ensure the land is kept clear going forwards.

Christmas lights sponsorship

Would the two main developers consider sponsoring Christmas lights on the lampposts of the main entry roads over the Christmas period?

It is suggested that Nigel Hoad liaises with EDC. Any recommendations for the installation of lights would need to be approved by HC.

Footpath to Ebbsfleet Green

When will this be open?

HC is waiting for BT to complete the diversion and is chasing an update on timing.

Signage

Bailey Drive - There are still no lights or a sign in our part of Bailey Drive. So, you have main Bailey Drive, the odd numbers, both with road signs, but ours is a close with no sign! People cannot find us!

EQL have installed all their streetlights and Street Name Plates (SNP) on Bailey Drive (Green on the attached plan). Part of Bailey Drive is privately owned, and part is the responsibility of Persimmon Homes (Orange).

Embleton Lane - We live on the bus route which will not be opening for quite a while and anytime we have a delivery due the driver cannot find us. There is a path halfway down Freeman close on the left leading to us but there is no sign saying "Leading to Embleton Lane" which would clear up a lot of confusion. We have not received a lot of deliveries because of this.

Embleton Lane is owned by David Wilson Homes. Henley Camland will speak to the site team when they return to work. They are not currently on site.

Work on the Lake



Footbridges crossing the lake. These works involve placing a working platform to sit a piling rig to install the piles

(Foundations) and to construct the bridge. On completion of the bridge the causeway will be removed, and the water level will return.

The ecologists have been involved in these works and are on site while the causeway is being installed. Clearance of the reeds and vegetation was completed last year in preparation for the bridge works.

I did wonder what the development was going to do with the large unpleasant vegetation areas next to the lake? I know some animals may habitat in these, but surely there is something they can do to make them look more pleasing on the eye as they often get in the way of us seeing the lake and animals themselves.

The Lake and surrounding area will be landscaped under the approved scheme. This will be implemented over the next 12 months starting with the heavy structures.

DATE OF NEXT MEETING

Our next bi-monthly meeting is scheduled for 1pm on Tuesday 12 May. We are very happy to do a video conference, but we have 22 people on our invite list, and this is not practical. We are therefore suggesting representatives as follows, totalling a meeting attendance of eight people. We can look to record the meeting if those attending agree and circulate afterwards. We will of course produce the normal full set of minutes. Can you liaise and confirm who will attend so we can send an invite?

- 1 x EDC
- 1 x DBC Councillor
- 1 x S & G Councillor
- 1 x Castle Hill resident
- 1 X RMG
- 2 x Henley Camland
- Claire Winterflood



WHITECLIFFE