



Whitecliffe Community Liaison Committee Update

Tuesday 30 June 2020

OVERALL UPDATE

Taylor Wimpey, David Wilson Homes and Chartway are all now back on site. All companies are adapting to a new way of working and following the recommended Government guidelines.

Henley Camland received an alarming number of reports from the site team during the hot weather regarding trespassers (mainly youngsters) accessing the former Quarry site and swimming in the lakes. Many of these incidents are outside normal working hours when the site is less active. Warning signs are posted around the perimeter and regular security patrols are checking fences for damage where trespassers may gain. An email was sent to the CLC members to circulate widely on their networks. Through the Castle Hill Management Company Henley Camland is looking to post links to a number of resources from the Mineral Products Association and the Royal Life Saving Society, which include links to videos on how devastating a drowning incident can be, including within Quarry Lakes.

COMMENTS BY EDC ON THE MINUTES OF THE MEETING ON 12 MAY:

2.1 – A planning application for landscaping around the lake edge has been submitted by Henley Camland. EDC is still waiting for the details of the bridges to be submitted under condition 10 of the Reserved Matters Approval. *Condition 10 has now been submitted.*

2.1 – The Alkerden Farm Pack for pre-app has not been received by EDC but is anticipated before the end of May. *This has not yet been submitted and is still being prepared.*

2.6 – The PCSO did not recommend additional CCTV at the entrance to Castle Hill. The comments made refer to the use of existing CCTV and noted “The formal CCTV camera should be regularly maintained and checked to ensure the images are of evidential quality, conforms to the Information Commissioners Office (ICO) and General Data Protection Regulation (GDPR) guidance. Appropriate signage should be installed along with a 24 hour contact number.” The only CCTV which was acknowledged during the visit was that within the N-E local Park, close to the bandstand/pavilion. This is monitored by RMG.

MATTERS ARISING FROM MINUTES OF 12 MAY 2020

PLANNING

S106 Delivery

An all parties meeting is being scheduled with S&G and EDC to discuss the placement of the offsite pitches at Craylands Lane/or alternative offsite location, which need to be delivered on completion of 1800 units. *A meeting has taken place and S&G’s aspirations explained. EDC is now considering and reviewing with HC.*

Community Hub in Alkerden – funding is being reviewed and discussions underway regarding what additional facilities might be included. A library, health centre, place for all-faith worship are required under the S106. The community will be consulted.

EDC is still going through the architect appointment process.

Health Impact Assessment (HIA)

This is underway regarding what is required in the Central Area. The results will be shared in due course.

The scope of the HIA has been agreed with EDC and the survey is being prepared by the Environmental Impact Assessment team. In respect of timescales, the Section 106 condition requires discussions on a HIA to commence following occupation of the 1,000th dwelling. Due to delays on site, this is now forecast for Q4 2020.

Retail offer and Pub

Negotiations continue with the following operators. There are no definite dates yet due to the delays re Covid-19:

- *Estate Agents*
- *Pharmacy*
- *Coffee shop*

The Co-op is hoping to open 14th Sept but could still be delayed.

We will have more information about progress on the Pub when existing establishments start to reopen from 4 July.

PCSOs

The scope of the role for the two PCSOs has been agreed e.g service from 4-11pm, with additional hours on weekends and two officers with some overlap. This was slightly over the original budget but HC has agreed to fund. *Cllr Danny Nicklen has agreed to follow up re bringing attention back to the issue.*

CCTV

The cameras on the North side were installed originally as site security for The Observatory and Quarry but are no longer operational. Cameras currently installed are largely monitoring the construction sites rather than the Estate. There is a grey area when any cameras installed go into public ownership e.g how they are monitored/who pays. It is hoped the PCSO presence, supplemented by the Securitas patrols will make a big difference. RMG do record for the cameras that they have, but there would of course be a cost implication to increase this coverage.

HC is liaising with RMG to see if the cameras on the North side can be 'lifted up' to act as a deterrent. RMG has confirmed the initial installation of cameras, depending on their specification, could be between £1.5-3k. Dummy cameras can be installed in key areas with a view to convert to recording systems if required. HC is liaising with EDC to raise how CCTV installation could be managed at a higher level with the Police and others.

Alkerden Lane Footpath

Cllr Peter Harman is liaising with EDC regarding the proposal.

Craylands Gorge

Pipelaying work will be starting. Once the conditions are agreed work will start to build the bridge. *Some archaeological conditions are still to be fulfilled. The land bridge should be starting mid-July.*

ESTATE MANAGEMENT

Secured by Design review

RMG to organise removal of graffiti by pavilion. *This has been removed.*

HC will organise signage for existing CCTV in NE park. *HC is organising with RMG.*

HC will obtain a quote to remove top layer of stones from filter drains and replace with soil. *Quote received and will be programmed for end September.*

RMG will arrange for Timberplay to repair auto closer to LEAP gate. *Timberplay are now back on site that this repair has been requested.*

RMG will liaise with management companies re post theft from apartments. *The Estate Manager checks the door security daily. No further postal thefts have been reported.*

Streetlighting

Developers or managing agents need to be approached in areas where streetlights are not working/not installed properly that are not on HC land. Cllr Danny Nicklen highlighted that this has been a difficult issue for example in the case of Swan Street car park where there are no lights at all. Persimmon say it is past the time where they would revisit. It was suggested that the original drawings are revisited e.g should they have been installed and have they been missed/were they never included but plans passed by the planning authority.

Cllr Nicklen will pick up with EDC re original drawings.

Letts Lane Flats - AGM

An AGM is due and residents of these flats are encouraged to attend and engage, particularly as they have so many concerns about service charges. Cllr Nicklen has asked RMG to provide a timeline and organise some promotion outlining how residents can become directors/responsibilities so there is a full update and residents and ensure the correct Governance for their blocks.

Post meeting note from RMG - We are unable to provide a timeline as we are unsure when we will be able to host a residents meeting. We would hope to have this in the Summer if restrictions are relaxed sufficiently. Residents are sent notices a month in advance in line with company mem & arts and are invited to re-elect current directors and/or stand as directors during the meeting.

This meeting has not taken place due to lockdown restrictions.

Broken Bandstand Tiles

Due to issues in changing the tile material, RMG has raised an insurance claim on this to replace the existing damaged tiles instead, with a view to repair once the stones are removed. Quotations have been sent and we await approval from the insurers.

Insurers have requested a further quotation for comparison. This has been arranged and will be sent this week. Works will take place following approval and stones removed.

Post Box

This has now been installed but is not yet operational and HC await news from Royal Mail as to when this might be.

Royal Mail is being chased re an update on collection.

Amazon Lockers

Cllr Gosine has confirmed that the Co-op is assessing the stores to check viability and will report back. RMG is also checking with Amazon re suitability of the community centre.

De-Fib Machine for Castle Hill

If the machine is installed outside as proposed, it will need casing as per below pic. EDC/KCC to confirm if they have purchased this yet? The agreement was the cost would be split 50/50. Location of the machine also to be agreed.



Footpath at the top of Motte Lane

Picture of the sign to be sent to HC so they can review visibility.

HC is still awaiting a photograph.

Chicane near Taylor Wimpey sales suite

HC will look at vegetation and cut back if there is a visibility splay.

This is being cut back w/c 6 July.

Footpath to Ebbsfleet Green

BT is completing the off-site works and HC is awaiting a date for the switchover. It should be completed by the end of July, then the footpath can be completed 3 to 4 weeks. Redrow cannot complete the footpath their side until the BT work has finished.

Embleton Lane - 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.

Embleton Lane is owned by David Wilson Homes.

Henley Camland has contacted BDW and is following up.

Southfleet Road pedestrian crossing

Kent County Council is working with ARCADIS to draw up an interim scheme. This will be a zebra crossing with traffic calming.

Castle Hill drive – 'blown' rubbish en-route to Observatory

HC will ask Fryer Group to clear up on their next visit.

The whole area has now been cleared out.

QUESTIONS RAISED BY RESIDENTS

Q: Why are the parking restrictions on Whitecliffe not enforced? It is the only road on the development with no signage from PCM, so how can you enforce? Its never had signage and doesn't have a sign the full length of the road. It's really dangerous pulling out on the corners where vehicles have parked?

A: It is likely the sudden increase is due to the amount of people working from home and HC has no plans to enforce at this time.



Q: Will the pub be dog-friendly?

A: EDC will pass the request to Shepherd Neame for their consideration.

Q: From a Motte Lane resident - 'I have an 11-month-old and the early start time of building works near to my property has been an issue for us getting him to sleep. It's been going on for the past few weeks now from as early as 7am. It's the building works directly opposite the block of flats, the noise is constant!'

A: HC has contacted the contractor who will reminder operatives they are not able to start work until 8am.

Date of next meeting

Tuesday 21 July 2020, 1pm, Castle Hill Community Centre, or video conference - tbc.
A calendar invitation has been sent.



WHITECLIFFE