



## Castle Hill/Eastern Quarry Community Liaison Meeting

Tuesday 21 July 2020

*This meeting did not take place in person due to Government advice re Covid-19. It was held via Video Conference*

<p><b>1.0</b></p>	<p><b>Present:</b></p> <p>Cllr Danny Nicklen, Ebbsfleet ward Cllr Peter Harman, Greenhithe &amp; Knockhall and Greenhithe Residents' Association Rev Penny Marsh, SEBA Pioneer Minister for Kent Thameside Susan Saunders, Community Liaison Officer, Countryside Paul Boughen, Community Building Manager Fraser Pollock, Property Manager, RMG Peter Nelson, Director, Henley Camland Anna Komajda, Project Manager, Camland Consulting Claire Winterflood, Communications Consultant</p>	<p>Note</p>
<p><b>1.1</b></p>	<p><b>Apologies:</b></p> <p>Nigel Hoad, Castle Hill Residents' Group Mark Cawthorne, Castle Hill Residents' Group Haylee Austin, Valley Gardens/Knockhill Sophie Hargreaves, Neighbourhood Response Manager, Clarion Housing Che Eade, Senior Planner, EDC Jason Clitherow, Castle Hill Neighbourhood Watch Craig Morrison, Estates and Community Centre Manager, RMG</p>	<p>Note</p>

### PLANNING UPDATE

	MINUTE	ACTION
<p><b>2.0</b></p>	<p><b>Overall Update</b></p> <p>Completions have fallen as expected due to Covid-19, with 209 properties forecast for 2020. HC shared new aerial photographs of Alkerden and Ashmere. Groundworks are taking place to level the area and fill in the lake. Tarmaced roads are now in for Fastrack as well as the extension to the Market Centre. The access near to Valley Gardens will closed by the end of the year. Countryside will be on site in October.</p> <p>In Castle Hill south, road and landscaping works are taking place.</p> <p><b>The latest forecast is attached as appendix 1</b></p>	<p>Note</p>

<p><b>2.1</b></p>	<p><b>Planning Applications submitted by HC</b>  Peter shared the latest planning application schedule.  Summary:</p> <ul style="list-style-type: none"> <li>• Ashmere Phase 1 Landscaping - Application for landscaping surrounding Ashmere Phase 1a nd road connection Hedge Place entrance. Application pending and out for consultation</li> <li>• Craylands Gorge - Approval of Detail application pursuant to Archaeology Reports. Application pending.</li> <li>• Alkerden Farm Outer Buildings Demolition - Alkerden Farm outer buildings demolition permission. Application pending.</li> <li>• Castle Hill – Health Centre- change reference of the health centre location to Alkerden. Revisions to Community and Leisure Strategies currently being drafted.</li> <li>• Fastrack West - Reserved Matters application for landscaping associated with Fastrack West. Application pending discussions on trees and lighting with relevant stakeholders ongoing</li> <li>• Alkerden gateway and north landscaping - Application for landscaping at Swanscombe Edge and entrance into Alkerden from Castle Hill -Pre-application request submitted March 2020.</li> </ul> <p><b>Planning applications by other parties for public consultation</b></p> <p>Chartway will be building 60/70 modular construction custom homes.</p> <p>Market centre – a key part of the development. Will include supermarket, shops, apartments, landscaping.</p> <p>Alkerden Barn/Heritage Park – this will be in two parts – landscaping and usage. The two parts will tie together e.g usage will dictate landscaping. Will be useful when more residents are living on site to gain feedback on usage and consider security and safety.</p> <p>Paul Boughen asked how the consultations will be carried out in this current climate. HC replied this would likely be largely digital and combined with website, social media platforms, newsletters. They will be reviewed in each case re Govt guidelines.</p>	
<p><b>2.2</b></p>	<p><b>S106 Delivery</b></p> <p><b>Onsite Transport</b> - A survey for e.g bus service, car clubs, bikes etc will be undertaken. HC has tentatively signed up to a new demand responsive bus also supported by Redrow. This has been trialled elsewhere and is supported by an app or phone no. This will replace the current Arriva bus scheme and the change will likely be in November. An Information Pack will be prepared for residents and information also posted online.</p> <p><b>Offsite pitches</b> - the meeting between S&amp;G and EDC re offsite pitches has taken place. Further discussions to take place over the next few weeks. The trigger for this is 1,800 homes, currently forecast for Q2 2022.</p> <p><b>Community Hub in Alkerden</b> – Paul Boughen to update.</p>	<p>Note</p>
<p><b>2.3</b></p>	<p><b>Health Impact Assessment (HIA)</b>  HC is ready to organise the assessment once the 1,000 homes trigger is reached in Q4 2020. Cllr Nicklen raised concerns re a building being available and no Drs available to take the space. HC explained the</p>	<p>Note</p>

	assessment will identify what is required and discussions will then take place around providing the service. EDC is designing the space.	
<b>2.4</b>	<b>Retail offer and Pub</b> The Co-op is currently being fitted out and expected opening is scheduled for September 2020. Delivery is taking longer due to the social distancing measures in place. HC and EDC are encouraging brewer Shepherd Neame to start on site.	Note
<b>2.5</b>	<b>PCSOs</b> Cllr Nicklen has been following up/chasing but due to Covid-19 this has lost momentum. Cllr Nicklen will continue to highlight.	CN
<b>2.6</b>	<b>CCTV</b> HC agrees an additional camera should go in the second park. Fraser is going to turn the camera looking at the junction around to face the park. Additional signage will indicate the times the park is closed. On the North side, the camera is bolted on. New signage will be installed by the footpath and parks. The cameras on the footpath will be lifted to act as a deterrent. A dummy to real camera will be installed and RMG is meeting with the contractor this week to discuss location.	RMG
<b>2.7</b>	<b>Alkerden Lane Footpath</b> HC suggested a meeting on site with Cllr Peter Harman and Mark Elwell. Forms part of the finer planning details of Alkerden Barn. A link between the Barn and Heritage Park could be added.	HC
<b>2.8</b>	<b>Craylands Gorge</b> The land bridge has been approved. Archaeological conditions are still to discharge. The architectural detail has been sent in and comments are awaited.	HC

#### ANY OTHER BUSINESS

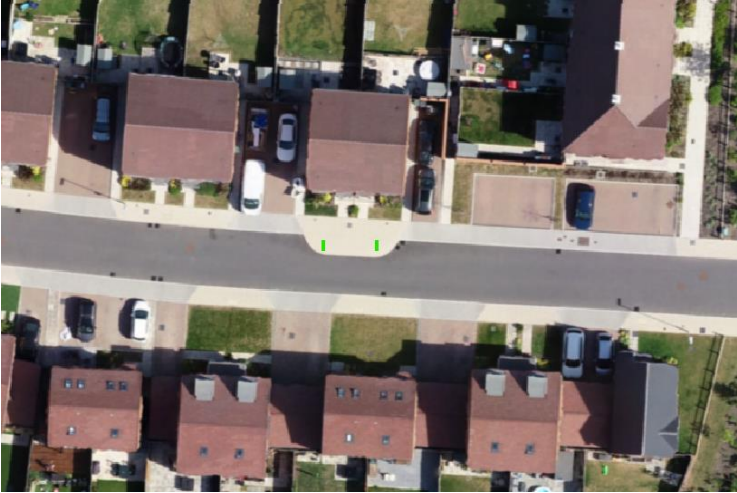

<b>2.9</b>	Cllr Harman updated for information, that work on the footpath locally known as the 'chicken run' will be starting shortly.	Note
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#### ESTATE MANAGEMENT

	MINUTE	ACTION
<b>3.0</b>	<b>Secured by Design review</b> RMG to confirm with Timberplay that auto closer to LEAP gate has been repaired. HC organised for the large stones/rubble along paths to be removed and this has been completed. It will be seeded later this week.	RMG HC
<b>3.1</b>	<b>Streetlighting</b> There have been no further complaints from residents generally. Paul Boughen agreed to confirm to Cllr Nicklen whether EDC has plans of the original Persimmon scheme for the Swan Street car park area, to determine if lights should have been installed originally.	PB

3.2	<b>Letts Lane Flats – AGM</b> This has not taken place due to Covid-19 and RMG is now checking the legalities around a 'Zoom' AGM.	RMG
3.4	<b>Broken Bandstand Tiles</b> This are now being replaced through the insurance. Cllr Nicklen suggested RMG notify residents to this affect, so they understand the costs is not being added to the service charge.	RMG
3.5	<b>Post Box</b> This has now been installed but is not yet operational. The Post Office advise they are waiting to install a collection time plate. They will advise when the new box can be used.	HC
3.6	<b>Amazon Lockers</b> RMG has been liaising with Amazon but the community centre is not suitable due to the interruption for bookings in the centre and additional requirements and associated cost to install. The Co-op is listed as a partner with Amazon. HC will speak with Newcrest re advising Co-op at this stage of fit out that residents would like lockers. Suggested Cllr Gosine continues his follow up with the Co-op directly also. <i>Post meeting update: NewCrest had a discussion with the Co-Op and they were not interested in installing Amazon Lockers in their premises. HC is liaising with the developer to consult this option with other occupants of commercial spaces.</i>	HC/SG
3.7	<b>De-Fib Machine for Castle Hill</b> To be installed outside the community centre. EDC will apply to community fund for half the cost circa £500, with DBC funding the other half. RMG who installs and associated maintenance costs. HC to email picture to Cllr Peter Harman.	EDC/HC/RMG
3.8	<b>Footpath at the top of Motte Lane</b> HC still await a picture of the sign so they can review visibility.	NH
3.9	<b>Chicane near Taylor Wimpey sales suite</b> Vegetation has been cut back as requested.	Note
3.11	<b>Footpath to Ebbsfleet Green</b> The BT diversion took place this week. Earthworks started today. Redrow is aware and is organising completion of the work on their side. Likely completion Aug/Sept.	Note
3.13	<b>Embleton Lane – “There is a path halfway down Freeman close on the left, but there is no sign saying “Leading to Embleton Lane” which would clear up a lot of confusion.</b> HC to speak to the DWH site team re a sign for both <i>Embleton Lane</i> and <i>Leading to Embleton Lane</i> .	HC
3.15	<b>Southfleet Road pedestrian crossing</b> This land is now used by EDC. Cllr Harman will follow up and Paul Boughen will check the situation with Arcadis.	PH/PB
3.17	<b>Castle Hill drive – ‘blown’ rubbish en-route to Observatory</b> This has been cleared by the Fryer Group.	HC

**ANY OTHER BUSINESS**

<p><b>3.18</b></p>	<p><b>Community Noticeboards</b> EDC is providing two community noticeboards to promote and update on activity. HC is arranging installation. Locations will be by the tennis courts and near the elephant structure.</p>	<p>EDC/HC</p>
<p><b>3.19</b></p>	<p><b>Mercer Avenue step out</b> Cars are having a problem with the road step out along Mercer Avenue. It is opposite 33-35 Mercer Avenue and does not have any bollards with reflective markings. Last week one car popped its front tyre, another lost its hub cap, and a third hit its bumper.</p> <p><i>Post meeting note - HC has organised for Erith to install bollards as per image w/c 27 July.</i></p> 	<p>HC</p>
<p><b>3.20</b></p>	<p><b>Parking</b> Whitecliffe Road – <i>post meeting note - KCC has adopted the first Section of Whitecliff this week, so Dartford will be able to enforce parking on this section. Fraser is meeting PCM w/c 27 July, so they can enforce from KCC's boundary, to the Junction of Cherry Orchard. Signage is also being revisited.</i></p>  <p>Parking in Visitor bays – PCM will also pick this up as part of their site review</p>	<p>HC/RMG</p>
<p><b>3.21</b></p>	<p><b>Vibration due to construction activity near BDW properties adjacent to Fastrack route</b> Chartway is liaising directly with the concerned resident.</p>	<p>Note</p>
<p><b>3.22</b></p>	<p><b>Revarnishing benches on open spaces</b> RMG is arranging for this to be done and added to a rolling maintenance plan.</p>	<p>RMG</p>

3.23	<b>Flags near Castle Hill roundabout damaged</b> HC is organising for these to be renewed.	HC
3.24	<b>Bin provision</b> Cllr Nicklen advised that the Council will install larger bins in the areas they are responsible for, once the locations have been identified. RMG is organising for small bins to be replaced with larger versions in the park.	RMG
3.25	<b>Community Centre reopening</b> The centre is reopening for some classes where the class operator can organise their activity to comply with latest Covid regulations, and where providers can bring in their own equipment for the large hall. RMG is requesting Method Statements in each case. The kitchen will remain closed.	RMG
3.26	<b>Street name signs on Clapper Knapper and Castle Hill Drive</b> New signs have been ordered but delivery is likely to be a few weeks.	HC

**Date of next meeting**

4.0	<b>Tuesday 22 September 2020, 1pm, Castle Hill Community Centre, or video conference - tbc.</b> A calendar invitation will be sent.	CW
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WHITECLIFFE