



Whitecliffe Community Liaison Update

Monday 31 August 2020

OVERALL UPDATE

New aerial photographs of progress at Alkerden and Ashmere are attached to this report.

Surveys on transport, health and education have been sent to all Castle Hill residents who are encouraged to complete and return to the survey box at the Community Centre.

Earthworks are taking place in Alkerden and Ashmere to level the area and fill in the lake. Tarmac roads are now in for Northern Alkerden, Fastrack and Southern Alkerden. The access near to Valley Gardens is being used for construction access, however HC is looking to provide an alternative access from the south once land forming works are completed, hopefully late this year or early next. Countryside will be on site in October.

MATTERS ARISING FROM MEETING ON 21 JULY 2020

It is noted that whilst Cllr Peter Harman wears many hats, he is attending this meeting as a representative for Swanscombe & Greenhithe Town Council.

PLANNING

S106 Delivery

Community Hub in Alkerden - Ebbsfleet Cultural Co-location

A multi-disciplinary consortium led by Architects RCKa has been appointed by EDC to develop a best practice approach to the co-design and co-location of cultural and community infrastructure for Ebbsfleet Garden City. The work is part of Creative Estuary, an ambitious programme to transform 60 miles of the Thames Estuary across Essex and Kent into one of the most exciting cultural hubs in the world, putting culture at the heart of placemaking.

Over the next 12 months, focusing on Whitecliffe and Northfleet Riverside, the consortia will work with local residents, key stakeholders, and creative professionals to develop proposals for a range of high-quality community buildings. The aim is to co-locate a range of creative and cultural facilities which enable local people and creative businesses to flourish alongside civic uses, to maximise usage, viability and sustainability. The consortia will be using a range of methods to encourage local people to share their ideas for community and creative facilities.

The results of the cultural co-location project will be used to develop a Cultural Infrastructure Prospectus for Ebbsfleet to attract creative businesses and facilities to the area, maximising on its strategic location and supporting the ambitions of Creative Estuary. The consortia will also share lessons learnt during the project through a best practice guide for national and international cultural developments in the future. If anyone would like to be involved, please contact laura.bailey@ebbsfleetdc.org.uk

Retail offer and Pub

The Co-op is still on schedule to open in September 2020. HC await details from Shepherd Neame re a start on site date.

PCSOs

Cllr Nicklen advised that at the Crime and Disorder Overview & Scrutiny Committee held on 29 July, the funding arrangements for PCSOs in Castle Hill was discussed. Chief Inspector Loughton will be discussing the detail of the arrangement with Superintendent McNeil with an aim of agreeing next steps. Cllr Nicklen continues to chase.

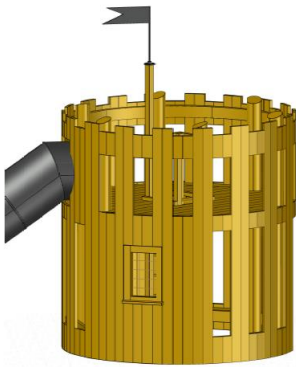
CCTV

Cameras on village green have been turned around which show the view to the entrance park. Signage has been put up and this will be replaced with a hardback type ASAP due to temporary ones being damaged.

The Swanscombe footpath cameras are now lifted and facing entrance points and signage has been put up.

Dawn to dusk signage is now in place on the park gates. This is locked by Securitas and this helps to allow the police to move people on if requested.

HC will be modifying the Castle cutting windows to open up the structure.



Alkerden Lane Footpath

HC has suggested Cllr Peter Harman reviews a possible route in advance of a meeting with the team.

Craylands Gorge

The land bridge has been approved and conditions discharged. Required archaeological works have now been actioned. The land bridge is progressing well and demolition of the existing bridge structure is being scheduled within the next couple of weeks.

ESTATE MANAGEMENT

MINUTE

Streetlighting

Paul Boughen agreed to confirm to Cllr Nicklen whether EDC has plans of the original Persimmon scheme for the Swann Street car park area, to determine if lights should have been installed originally.

Che Eade at EDC has confirmed that street lighting was approved for Swann Street under 15/01307/ECREM and 16/00344/ECCDNA, the car parks serving Clapper Knapper properties also had bollard lighting approved under 15/01218/ECREM for the Persimmon properties and a mix of bollard lighting and street lanterns for the Clarion/Circle properties under 15/01229/ECREM and EDC/16/0128

Cllr Nicklen has asked Che to approach Persimmon who have not installed two bollard lights in Clapper Knapper that were approved as part of the original plans.

Letts Lane Flats – AGM

This has not taken place due to Covid-19 and RMG is now checking the legalities around a 'Zoom' AGM.

RMG awaits an update from their legal team.

Broken Bandstand Tiles

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.

The loss adjuster appointed by the insurers is awaiting contact to arrange an on-site meeting to progress the works.

Post Box

The HC team is delighted to confirm that the post box is now operational.

Amazon Lockers

HC is liaising with the developer to consult this option with other occupants of commercial spaces.

De-Fib Machine for Castle Hill

RMG is researching who might be able to install this machine and what the maintenance costs will be.

Footpath at the top of Motte Lane

HC has cleared more vegetation and will review visibility.

Footpath to Ebbsfleet Green

HC have now completed their works. Redrow is confirming the As Built work to tie in the two sites.

Their contractor is awaiting clearance from National Grid re machine movement near the pylons before they can start. Start date anticipated to be w/c 7 September.

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.

HC has chased DWH regarding the new sign.

Southfleet Road pedestrian crossing

This land is now used by EDC. Cllr Harman will follow up and Paul Boughen will check the situation with Arcadis.

An update is awaited from EDC.

ANY OTHER BUSINESS**Community Noticeboards**

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.

HC is awaiting delivery of the boards to install.

Mercer Avenue step out

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.

Erith has now installed bollards along this section of the road.

Parking on Whitecliffe Road

PCM has installed signage and is now enforcing from KCC’s boundary, to the Junction of Cherry Orchard.



Vibration due to construction activity near BDW properties adjacent to Fastrack route

Dartford's Enforcement Officer has been to this part of the development and complaints have been passed to the contractors concerned. HC is providing information and assistance to try and resolve.

Revarnishing benches on open spaces

Bad weather postponed the work which will be restarted when the weather improves.

Street name signs on Clapper Knapper and Castle Hill Drive

Two Castle Hill Drive signs have been installed. Clapper Knapper is in Persimmon Homes Section 38 agreement and HC is speaking to them re installation.



QUESTIONS RAISED BY RESIDENTS SINCE LAST MEETING

Q: When is the park / green space between Hoadley End and Alkerden site to be completed by?

A: The HC team has advised that the landscape green space area between Hoadley End and Alkerden is intended to be used for a compound/car park area whilst the resident development on the eastern side of Alkerden is built out. As such it will be 18-24 months before this area is landscaped.

Q: Re street lights on the bus lane running through Castle Hill near Heron Court. They are extremely bright. Is it possible to adjust the brightness, install a more effective shield?

A: HC has confirmed that shields have been fitted to most of the streetlights along Fastrack but they cannot get to two columns due to the Thames Water main work. Once this work is completed, HC will install the remaining shields. They are unable to turn off the lights.

Q: There needs to a speed bump on entering flint rise. Cars fly round and I am very worried that there will be an accident especially as there is lack of footpath.

A: Flint Rise is a Taylor Wimpey road and HC will raise with the developer.

Q: There is a huge amount of hogweed growing on this part of the development (Flint Rise). Giant hogweed is extremely poisonous and I need verification on what type this is.

A: Giant hogweed has not been found.

Q: Is the pesticide spray being used in the parks suitable around children or animals?

A: The contractor has confirmed that all sprays used throughout the development are recommended for safe use in the UK.

Q: Embleton Lane verges – these have not yet been signed over to RMG to maintain, but DWH have not been maintaining them either. They are looking really quite bad with long grass and neglected planting?

A: HC will report this to DWH.

Q: When will the landscaping works will be completed on the new bell mouth opening on Mounts Road opposite Valley Gardens?

A: Only seeding is proposed at the moment. The final junction form is not yet created and does not have planning approval.

Date of next meeting

Tuesday 22 September 2020, 1pm, Castle Hill Community Centre, or video conference - tbc. A calendar invitation has been sent.	CW
---	----



WHITECLIFFE