

Whitecliffe Community Liaison Interim Update

Monday 9 November 2020

OVERALL UPDATE

In line with Government guidance regarding the construction industry, all developers will continue to build throughout the latest lockdown.

MATTERS ARISING FROM MEETING ON 22 SEPTEMBER 2020

PLANNING

2.2	Retail offer and Pub <i>The Co-op is now open and will remain so throughout the next lockdown.</i>	Note
2.3	PCSOs <i>Chief Inspector Loudon has been promoted since our last communication and this has again slowed the progress we were expecting. EDC anticipate that the project could be paused again due to policing through the next 4 week lockdown but will continue to chase. The next step, however, is for Kent Police to respond.</i>	EDC
2.4	Alkerden Lane Footpath <i>HC met with Councillor Peter Harman on site and emailed to advise that due to ecological constraints i.e. Dormouse corridor, a footway along Alkerden Land is not possible.</i>	HC
2.5	Craylands Gorge <i>HC will be progressing a detailed layout of the footway over the land bridge early in the New Year.</i>	HC
2.6	Work on the Lake <i>HC confirmed that the bridge foundation work is now complete. Installation of the bridges starts on 9 November, but works will not be finished until mid-December. The jetty will be in place in Spring 2021, due to Covid-19 delays on the fabricators re other work. Following questions from residents it was also noted that all work on the lake is monitored by an Ecologist in relation to wildlife.</i>	HC

ESTATE MANAGEMENT

	MINUTE	ACTION
3.0	Secured by Design review <i>EDC is chasing Persimmon re installation of the missing lights.</i>	EDC

3.1	Letts Lane Flats – AGM <i>This could not take place due to Covid-19 but RMG is sending an invitation to residents who will be able to join the Board outside of the AGM. Fraser is awaiting approval of the invitation by RMG Directors.</i>	RMG
3.2	Broken Bandstand Tiles <i>Work to replace the tiles has now started.</i>	RMG
3.3	Amazon Lockers <i>Newcrest is currently liaising with the pharmacy operator to see if they are interested.</i>	HC
3.4	De-Fib Machine for Castle Hill <i>The supplier has surveyed and confirmed that a freestanding option is necessary. RMG will share the quote for this work with EDC and KCC.</i>	RMG
3.5	Footpath to Ebbsfleet Green <i>Redrow is organising completion of the work on their side which should be complete by end November.</i>	Note
3.6	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. <i>New streetsigns have been ordered and will be installed on 16 November.</i>	RMG
3.7	Southfleet Road pedestrian crossing <i>EDC is currently arranging roadspace bookings and submitting temporary traffic regulation orders for the works to be scheduled.</i>	EDC
3.8	Community Noticeboards <i>Two new noticeboards have now been installed in Castle Hill. Craig Morrison and Penny Marsh both have keys re including information.</i>	EDC/HC
3.10	Flags near Castle Hill roundabout <i>New flags, including two new poles, have now been installed. The contractor will be returning to install weights in the flags.</i>	HC
3.11	Street name sign on Clapper Knapper <i>New signs have now been ordered and will be delivered in the next couple of weeks.</i>	HC
3.12	Flint Rise (Taylor Wimpey) – installation of speed bump <i>Flint Rise is intended for KCC highway adoption. While Taylor Wimpey is responsible for getting their own roads adopted, this cannot be progressed until the roads linking to the parcel are adopted. Castle Hill Drive (also known as Bluff Road and Southern Loop) is the responsibility of HC and EDC believe it is currently scheduled to progress the s38 adoption process in May 2021.</i> <i>The resident’s concerns could be raised to Taylor Wimpey or their estate management company and they could liaise with KCC Highways. See further information re safety audits and speed humps below.</i>	EDC

3.13	Parking <i>Whitecliffe Road – signs along top end section beyond Cherry Orchard Road. Signage is up, but vehicles are still parking here. RMG confirmed that DWH is finishing some properties here and therefore cars can park at the moment. RMG is awaiting confirmation from DWH re completion of this work.</i>	RMG
3.14	CCTV <i>New hardwearing signs have now been installed.</i>	RMG
3.15	Broken fencing on roundabout as you leave Castle Hill <i>HC is chasing EDC re an update on who owns this land. It does not belong to HC.</i>	HC

DATE OF NEXT MEETING

4.0	Tuesday 24 November 2020, 1pm, via Microsoft Teams. <i>A Teams link will be sent by Anna in due course.</i>	CW
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QUESTIONS RAISED BY RESIDENTS SINCE LAST MEETING

Q: Visibility regarding tree splay on the traffic island on Castle Hill Drive/speeding vehicles.

A: We have cut back the trees which are not in the visibility splay, but we have raised the crowns. 20mph signs have been installed on the existing signs and lamp columns on the approaches to the bend. These signs are not enforceable, but they should make drivers aware of their speed. HC will speak to KCC regarding this section of road and reducing it to 20 mph; if the ward councillors can also raise with KCC Highways it will support the Traffic Regulation Order (TRO) approval which will be enforceable once adopted.

The design of all roads in Castle Hill have a safety audit carried out as part of the design approval process from Kent County Council’s Highways team. This process is then repeated as a retrospective review when the roads are handed over to KCC. Like many areas, traffic speeds on Castle Hill are a concern generally with people ignoring the limits we put in as landowner by agreement with KCC. Unfortunately, without visible enforcement by the police, people will break the rules. Sometime residents’ petitions of the Highways department can lead to a change in speed limit or design and provided these are on solid safety grounds HC would never object.

Q: Another measure residents are asking for is speed humps to slow the drivers down. Could this be implemented as well before changeover?

A: Speed humps are not particularly popular with EDC or KCC for noise and impact on buses respectively. It will be for KCC to decide following their audit whether further measures are necessary. HC has asked the team to remind everyone on site of the speed limits.

Q: Streetlights across Castle Hill – there are a number not working. RMG has been made aware. Several seem never to have worked since install and some are constantly awaiting repair?

A: Repair and maintenance of all the streetlights is on-going.

Q: The footpath at the top of Giles Drive where it meets with Whitecliffe Road, looks to be incomplete and has been left as broken concrete and tarmac since the houses were completed in 2019?



A: This is incomplete as there are high voltage joints required in this location.

Q: The Castle Hill advertising banner along B259 that is attached to the length of the fence has been left damaged and looking tatty after the Thames Water works alongside it recently, it's now hanging off and torn in places.

A: HC will be replacing this. They are currently preparing a planning application for submission and once the consent for the new banner is received, they will arrange installation. This will likely be mid-late January for the new installation. In the meantime HC will take down the existing banner.

Q: Re recent works carried out on the castle in the play area. There have been quite a few concerned parents expressing anxiety at the width of the gap in the new windows have been created. They are concerned a small toddler could fall through?

A: From Timber Play - we wanted to reassure you that the remedial works carried out comply with EN1176 safety standards – the floor level of the Castle Tower is 1.99m, and no barrier is required according to the Safety Standards. The opening has to be larger than 230mm or less than 90mm to avoid entrapments – the openings have been made at 2 boards width, which is 270mm, to avoid entrapments. Also the existing safety surfacing surrounding the Castle Tower complies to EN1177 safety standards for up to a 3m fall height, which is more than adequate for the Castle Tower openings.



Q: The store manager at the Coop has noted that a number of delivery drivers are highlighting a 7-tonne restriction for vehicles sign into Castle Hill. Is this the case or is there an access sign that needs to be up too?

A: The weight restriction is on Southfleet Road not within Castle Hill. Until the link roads are connected through Ashmere and Alkerden there is a restriction. KCC has asked Henley Camland to install some additional plates with "Except for Access" and these have been ordered.

Q: Regarding the street lights placed on the bus lane running through Castle Hill. Firstly, as they are LED lights they are extremely bright. Their height and proximity means that the one just outside my flat shines very brightly through my windows?

A: HC has installed shields on the Fastrack lights and will check if any are missing. EDC has advised for note that lighting on Fastrack is subject to Kent County Council highway's adoptions. Therefore the lighting will be required to meet their standards for highway's safety and it would be their call on the luminance levels and timings. Brighter LEDs are now the standard being rolled out across Kent as per KCC website here: <https://www.kent.gov.uk/roads-and-travel/what-we-look-after/street-lights/led-street-lights>

