

### **Minutes: Matthewsgreen Farm Community Liaison Meeting, 11 October 2016**

Held in Committee Room 2, Wokingham Borough Council Offices.

The use of capitals (eg BOVIS HOMES, CRATUS) denotes an action point and the party responsible.

#### Attendees:

Cllr Philip Mirfin and Cllr Chris Singleton (Emmbrook Ward councillors). Cllr Ullakarin Clark sent her apologies.

Terry Tedder (Bovis)

Charles Collins and Peter Warren (Savills)

Nick Kilby (Chairman) and Harry Burnham (Cratus)

Paul Gallagher, Rodney Needs, Bob Millen, Chris Mallett (Emmbrook Residents Association)

Steve Sansom and Helen Dixon (Joel Park Residents Association)

### **Item 1: Progress from Actions Agreed at Previous Meeting (held 7/7/2016)**

#### 1. Construction Issues:

- a. Contractor parking – has been sorted
- b. Deliveries to site – improved but not perfect
- c. SANG:
  - i. opening – has had a ‘soft’ opening already, and is accessible by the public. Formal opening date to be agreed. Cratus to co-ordinate SANG opening and publicity with Cllr Mirfin/ Wokingham Borough Council. CRATUS & WBC
  - ii. Bridges in the SANG have been sorted. Bovis Homes have spoken to the family of a girl who tripped over a large gap at the end of a bridge.
  - iii. There are a number of rubbish/debris heaps that need removing. BOVIS HOMES
  - iv. The lack of benches in the SANG was raised by Mr Gallagher. Mr Collins explained that as SANGs are meant to be areas of ‘natural wilderness’, benches are not allowed.
  - v. The exit from the SANG onto Emmbrook Walk was raised. Previously there was a gate, whereas now there is a gap. Mr Tedder said he would check whether there is meant to be a gate or not. BOVIS HOMES
- d. Dust – Brimblecombe Close and Toutley Road are still being affected.
  - i. Mr Needs thanked Bovis Homes for removing the clay based materials from the site, which he had mentioned in correspondence previously.
  - ii. The dust problems experienced on the 4 – 5 October were described as ‘horrendous’. Caused by the normal movement of site traffic during a strong, gusty wind, and the removal of a hedge row for construction purposes. Mr Tedder said he would check that the roadsweepers and workers are watering down the entire operational area to minimise the problems. BOVIS HOMES

- e. Balancing pond – has been excavated, and is capturing water when it rains. Will be planted to improve how it looks.
  - i. There was a discussion about whether there should be life saving equipment near the pond, as well as potentially signs to warn of deep water. Mr Tedder said this would be subject to a 'Rosper assessment', which would be shared with the council and residents when complete. BOVIS HOMES / CRATUS
- 2. Communication:
  - a. Letter drop to residents has been completed.
  - b. Cratus have been set up as the first point of contact, and have been receiving and responding to calls and messages from residents.
  - c. Email updates are now going out each Friday. Mr Gallagher raised the point that sometimes this means short notice is given of works coming up. Mr Tedder explained that on the occasion being referred to, Bovis Homes had also only received notice from the statutory authority doing the works the day before, and had informed Cratus as soon as they knew.
    - i. Mr Needs suggested making it clearer how people can sign up to the email list, to boost the number of people signed up. CRATUS
  - d. Mr Gallagher said he doesn't think the community website is updated enough. Cratus agreed to post the email updates to the website as well, and to make it clearer how to sign up to the email updates. CRATUS
- 3. Planning, Timeframes, NWDR, Access
  - a. Bovis Homes have now gained permission for changes to the blocks of flats that had previously caused concern.
  - b. The public footpath is now open and being maintained.

## **Item 2: Planning Update**

- 1. Phase 2A was approved a couple of months ago. Planning officers are signing off on conditions in the coming weeks.
- 2. There may be a new application in soon for the extra care / assisted living units.
- 3. Linden Homes have submitted an application off Toutley Road. This might go before the planning committee in November.
- 4. Mr Collins said he would send information (the streetscenes) of the application to Cratus to issue to residents. SAVILLS / CRATUS
- 5. Berkeley are also seeking planning permission at a committee to be held 12 October 2016.
- 6. Crest Nicholson will be submitting a reserved matters application for 225 homes on Kentwood Farm West in the coming months.
- 7. There are conversations going on between Bovis Homes and Wokingham Borough Council about how best to open and use the NWDR. Mr Gallagher said he wants the residents' associations to be involved in these discussions.
  - a. Mr Tedder is concerned that Bovis Homes' section of the NWDR will be finished before other sections.

- b. Mr Needs expressed his support for finishing the works on the NWDR promptly; in particular the Toutley Road diversion, Brimblecombe Close extension work around oak tree and removal of the redundant part of Toutley Road and opening it up for limited use. Mr Tedder spoke of his reluctance to do this over his concerns that the finishes would be spoiled by further construction traffic.

### **Item 3: Build Update**

1. Mr Tedder said the first residents could be moving in this month.
  - a. Cratus and Bovis Homes are to put together a 'welcome pack' for the new residents.  
CRATUS / BOVIS HOMES

### **Item 4: Residents' Concerns**

1. Extent of works near Brimblecombe Close. (NWDR works)
2. Hedgerow maintenance – who is responsible? Mr Tedder said that most of the hedgerow is owned by Bovis Homes and Linden Homes, and they are maintaining it in accordance with the conditions set out by the Council.
  - a. Mr Needs wants to see the hedge tidied up. Cllr Mirfin agreed with him that it is very untidy. Mr Tedder responded that there is tremendous nervousness on site about touching the hedge, given previous reactions.
  - b. Mr Collins said he would send round the hedge management plan SAVILLS / CRATUS
3. Dust and damping down – had been raised earlier. Mr Tedder said he would ensure on site operatives do more to damp down the site.
4. Linden Homes
  - a. Site access: if the NWDR is finished, Linden Homes will access the site off the NWDR. However, Linden Homes are currently working on a temporary solution, in case the NWDR is not finished in time.
  - b. The details of the agreement are to be shared with the residents once Bovis Homes and Linden Homes have agreed.
  - c. Parking requirements: concern was expressed that the affordable units might not have enough spaces allocated to them.

### **Item 5: Future of Liaison Meetings**

1. Mr Kilby and Mr Tedder said they want to make sure that the Bovis Homes specific liaison meetings serve a real purpose, rather than simply repeating the questions aired in the North Wokingham Community Forums.
2. Cllr Mirfin said he thought the liaison meetings were important, as they showed that Bovis Homes are engaging with residents and taking on board their comments and concerns.
3. Mr Gallagher suggested that to ensure the meetings are productive they need tight terms of reference to keep them focussed and as brief as possible.

- a. Mr Gallagher also added that at the moment the future of the North Wokingham Community Forums is unsure, as they are undergoing review.
4. The question was raised as to whether it would be helpful for a planning officer to be present
  - a. Mr Tedder was concerned that this could lead to matters not relating to Matthewsgreen Farm being raised – for example, an application being submitted by Berkeley.
  - b. Cllr Singleton said there should probably be an officer present, to discuss directly with them the various planning and construction issues.
  - c. Mr Kilby reiterated that the liaison meetings should be as brief as possible.
  - d. David Smith and Sophie Morris are the two officers who might need to be present in future.
5. It was suggested that the minutes from the Bovis Homes liaison meetings should be used to prepare for the North Wokingham Community Forums, to cut down on repetition and comments about side issues. The residents' associations could do this by circulating the minutes to their members. EMMBROOK RESIDENTS ASSOCIATION / JOEL PARK RESIDENTS ASSOCIATION
6. Terms of reference – to be drawn up by Cratus
  - a. Mr Tedder said it couldn't be the case that Bovis Homes had to answer questions on behalf of every other developer active in Wokingham. He also expressed that he was answering questions which should be put to planning officers.
  - b. Mr Gallagher suggested that the other developers should be present, but in particular Linden Homes.