

**NOTES OF THE MEETING HELD ON 15<sup>th</sup> December 2022**  
**VISTRY, EAST HUNSBURY PARISH COUNCIL AND COLLINGTREE PARISH COUNCIL**

Please see below the Minutes from the Parish Councils & Vistry Catch Up Meeting that was held via Zoom on the 15th December 2022.

**Attendees**

Caroline Holgate – Clerk, East Hunsbury PC  
Ken Hodgson – Cllr, East Hunsbury PC  
Michael Campbell – Cllr, East Hunsbury PC

Penny Steel – Chair, Collingtree PC  
Chris Wilson – Cllr, Collingtree PC

Paul Carvey – Snr Project Manager, Vistry

**Apologies**

Claire Douglas – Chair, East Hunsbury PC  
Sharon Collins – Cllr, Collingtree PC

**Notes**

**S278 works – Windingbrook Lane junction**

The remedial works and final surfacing have now been completed including the provision of the ‘sharks teeth’ markings on the upward sections of each of the ramps.

The Stage 3 Road Safety Audit has been instructed. Once the Brief has been approved by Northamptonshire Highways the Audit will be undertaken. PC envisages the Audit will potentially be undertaken sometime during February with the Report containing the initial findings to follow approximately 2 weeks later. Once received the Designer appointed by Vistry will review the comments and either agree with the points made or offer a rebuttal which Northamptonshire Highways will then get the option to counter etc.

**Hole 1 , Golf Course – New Entrance**

WNN/2022/0783 – APPROVED

The date of commencement of these works is yet to be confirmed.

**Hole 1 , Golf Course – ‘Missing Swale’**

It still remains the intention to submit a variation to the Planning Condition requiring this once the drainage from the M1 has been diverted, thereby minimising the flow of water under / across the 1<sup>st</sup> hole.

**Tree Felling**

There remains one tree to be felled adjacent to the footpath in between Phases 1 and 2. Further ecological surveys are potentially required on this tree although clarification is being sought.

### **Phase 2a Infrastructure – Ref WNN/2022/0370 – APPROVED**

The detailed design is now being undertaken in readiness to go out to tender Q1 2023. The anticipated commencement date of these works is likely to be Q2 2023 but is subject to market conditions etc.

### **Phase 2a 425 Residential Dwellings – Ref WNN/2022/0806**

Comments from the key consultees have now been received and modifications are being made to the layout to address the comments raised where appropriate.

### **Landscaping**

Landscaping will be undertaken in this planting season although the extent is still tbc. It is confirmed that planting will be undertaken after Christmas.

### **Phase 2b Infrastructure Application Community Facility and Sports Pitches**

Target date for submitting planning applications for the above is early 2023.

### **Rowtree Road / Lichfield Drive Junction**

It is envisaged the above works will be undertaken during late 2023 / early 2024 depending upon the receipt of Planning Permission for the Phase 2b Infrastructure, which is still to be submitted as per the above.

The timing and sequencing of these works, together with the reconfiguration of the golf course , channel improvement works and construction of the primary infrastructure will be determined based on the planning, phasing and operational requirements of the various stakeholders once the receipt of planning permission has been obtained.

It is confirmed that prior to the construction of the roundabout being undertaken advance notice will be provided. **It must be noted that the principle configuration of this junction is already approved.**

### **3<sup>rd</sup> Party Enquiries**

Footpath between Phase 1 and 2 - PC received a request to attend to the section of the footpath that lies between the access point from Phase 1 in Phase 2 where it has deteriorated. PC confirms this has been attended to.

Mud on the road - Complaints were received from numerous parties, both on and off site during week commencing 28<sup>th</sup> November.

Vistry addressed the matter although it was recognised this was not done immediately for which Vistry apologise. This delay was caused by the inability to source a road sweeper due to the local demand. A sweeper will be on site every day until Christmas at which point a review will be undertaken to assess need.

Meeting Closed