

**NOTES OF THE MEETING HELD ON 12<sup>th</sup> January 2023**  
**VISTRY, EAST HUNSBURY PARISH COUNCIL AND COLLINGTREE PARISH COUNCIL**

**Attendees**

Claire Douglas – Chair, East Hunsbury PC  
Caroline Holgate – Clerk, East Hunsbury PC  
Penny Steel – Chair, Collingtree PC  
Chris Wilson – Cllr, Collingtree PC  
Sharon Collins – Cllr, Collingtree PC  
Paul Carvey – Snr Project Manager, Vistry

**Apologies**

Ken Hodgson – Cllr, East Hunsbury PC  
Michael Campbell – Cllr, East Hunsbury PC

**Notes**

**S278 works – Windingbrook Lane junction**

The Stage 3 Road Safety Audit has been undertaken with results forwarded onto West Northamptonshire Council for review. This process happened far quicker than PC envisaged.

Once the RSA Report has been reviewed by WNC and any comments / responses from the Vistry Engineer considered, any recommendations will be actioned. Works that have already been identified which are still to be undertaken is the installation of an ‘over run’ strip to protect the verge areas where vehicles are driving over the kerbing.

A resident has raised the question about why the junction is not a roundabout. As explained previously the priority junction was approved through the planning process and a roundabout will not replace the current arrangement. The provision of a roundabout also lies outside of the scope of the RSA3 so the current arrangement will remain with any adjustments required to be made accordingly upon completion of the RSA3 process.

The same resident also suggested Windingbrook Lane should be resurfaced by Vistry at Vistry’s expense due to its deteriorating condition.

Windingbrook Lane is highway maintainable at public expense and Vistry are working in accordance to the Approved Construction Environmental Management Plan . Vistry are under no obligation to undertake repairs to Windingbrook Lane and unfortunately Windingbrook Lane is in a similar state of deterioration to many other roads within Northamptonshire.

Any defects should be reported to WNC.

A further comment was made in relation to Sandy Lane in the Parish of Harpole which fronts another Vistry site which was fully resurfaced . The resurfacing works there were undertaken by Northamptonshire Highways prior to Vistry commencing any works on site and Vistry had no input into the timing of these works or any other involvement in them.

**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 1st 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. Clarification is still being sought.

There will be a section of hedge removed within the Phase 2 parcel to allow the road to be constructed together with tree works being undertaken in the vicinity of Wootton Brook. The later works primarily consist of crown raising over the water course and have been instructed by the Environment Agency as part of their routine maintenance requirements.

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

The detailed design is now being undertaken to include the amendments required to accord with the details to be submitted as part of the updated WNN/2023/0806.

The anticipated commencement date of these works is likely to be Q2 / Q3 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. See above.

## **Landscaping**

Landscaping will be undertaken in this planting season.

Post Meeting Note – It is envisaged the area to be planted will extend from the front of the sub station at the front of the site up to where the first proposed pedestrian link from the site into the public right of way is to be constructed but the exact details are still tbc.

Further planned trees fronting the occupied dwellings are to be installed.

## **Phase 2b Infrastructure Application**

### **Community Facility and Sports Pitches**

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

The proposed works at each of the offsite junction improvement works were discussed.

### **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.

In accordance with a Condition of the original Outline Planning Permission consideration is being given to the installation of 1 of 2 pedestrian crossings required to be installed on Rowtree Road. It should be noted the positions have not been specified.

It is confirmed that prior to the construction of the roundabout being undertaken advance notice will be provided.

### **Windingbrook Lane / Rowtree Road / Butts Road**

Vistry have submitted a request to vary the Condition relating to the need to undertake the proposed improvement works at this junction on the basis that no material benefit will be gained. The original proposals are detailed within the Outline Planning Permission.

The reference for this Application is WNN/2023/0026.

### **Rowtree Road / Wooldale Road / London Road junction**

There is a Condition which requires this junction to be improved. Vistry's Engineer are currently working through the early stages of the detailed design for this junction. The original proposals are detailed within the Outline Planning Permission.

It is confirmed that prior to the construction of this junction being undertaken advance notice will be provided.

### **Penvale Road / Rowtree Road**

There is a Condition in the OPP which requires this junction to be improved. Vistry's Engineer are currently working through the early stages of the detailed design for this junction.

The original proposals are detailed within the Outline Planning Permission but consideration is being given to amending the design to incorporate the 2nd of 2 pedestrian crossings within this junction as also required by Condition.

It is confirmed that prior to the construction of this junction being undertaken advance notice will be provided.

### **3rd 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 the original complaint had been addressed but a further complaint has been raised.

Any works required to ensure this route remains passable will be undertaken.

Mud on the road - A further complaint was received however this related to the situation prior to Christmas which was addressed.

HGV Parking - PC confirms that HGV's are not to park on Windingbrook Lane.

Meeting Closed