

Minutes from the Parish Councils & Vistry Catch Up Meeting Held on Site on the 11th May 2023.

Attendees

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

Sharon Collins – Cllr, Collingtree PC
Chris Wilson – Cllr, Collingtree PC

Paul Carvey – Snr Project Manager, Vistry

Apologies

Claire Douglas – Chair, East Hunsbury PC
Penny Steel – Chair, Collingtree PC

Comments received from 3rd Parties by the Parish Councils in relation to the Vistry development

None Received

Wootton Brook Channel Improvements – OPP Condition 22

Hydraulic modelling of Wootton Brook has now been completed thereby allowing the design for the next phase of primary infrastructure and golf course extension / reconfiguration to be progressed to the next level of detail.

This element of design will also address the 2 stage channel improvement works that are proposed to be undertaken (to the rear of properties along Belfry Lane) in accordance with Condition 22.

It is envisaged these more detailed design works will be completed within the next 4 – 6 weeks thereby leading to a targeted planning submission date towards the end of June 2023.

The Parish Councils will be notified when the Application has been submitted so that interested residents / 3rd parties can be notified therefore having an opportunity to review and comment if they wish.

WNN/2023/0026 – Variation of Condition, Condition 14 of OPP, point 2

The above application is seeking to demonstrate there is no need to undertake the proposed highway works in the vicinity of the existing roundabout at the junction of Windingbrook Lane, Butts Road and Rowtree Road.

Following the request to vary the Condition by Vistry, WNC Highways have previously commented that the original proposals are no longer required.

WNC requested an extension of time to allow positive determination, which Vistry have granted which will enable the Decision Notice recommending APPROVAL to be issued by the end of the month.

Conditions 13 and 14 of OPP – Numerous Offsite Highway Provisions

The party walked to 2 of the proposed locations of offsite highway improvements, namely the junction of Rowtree Road, Wooldale Road and London Road, (the junction by the Toby Carvery) together with the junction of Rowtree Road and Penvale Road, (south of East Hunsbury Primary School).

Improvements to the junction of Rowtree Road, Wooldale Road and London Road

The details surrounding this junction were discussed and it was explained that the original scheme no longer complied with current Standards from a highways perspective therefore an alternative proposal had been put forward which now featured a new pedestrian crossing facility that had not been included within the original proposal.

Vistry are very pleased to advise this suggested improvement has been brought about following an enquiry / suggestion made by a member of the public via the CollingtreeGeneralEnquiries@vistry.co.uk email address.

The representatives of the Parish Council also agreed this would be a very welcome addition to the proposal.

Vistry are therefore very keen that it is included within the updated proposals if at all possible.

To date, WNC are also supportive but understandably require the amendment to be verified through a Road Safety Audit which will be undertaken imminently now the receipt of the relevant approvals relating to the RSA have been received from WNC.

Assuming the RSA does not indicate any issues, the detailed design will be commenced upon receipt of confirmation.

Improvements to the junction of Rowtree Road and Penvale Road

The details surrounding this junction were discussed and it was explained that whilst it was still possible to construct the original scheme as per Transport Assessment Figure 15.4, Vistry were looking into the possibility of seeking a Variation which would facilitate a vastly improved pedestrian crossing facility also part satisfying the requirement to include two controlled pedestrian crossings on Rowtree Road.

Within the original Approval the location of these 2 crossing points had not been specified and therefore Vistry are keen to ensure the final positions are in optimal locations, even if that means the original Condition needs to be varied. To facilitate this a s73 Application would need to be submitted to WNC by Vistry enabling the proposal to be consulted upon fully by all interested parties.

If this Variation was not approved Vistry would construct the scheme as per the original

Representatives from the Parish Councils advised they would be supportive of measures that not only improved the safety of pedestrians crossing at the junction, many of which would be travelling to / from the Primary School whilst also improving vehicle flows. The representatives present also all agreed it would be extremely beneficial if the Variation was approved and implemented thereby enabling the retention of more trees on the southern side of Rowtree Road, in the vicinity of Spyglass Hill which would need to be felled under the original consented proposal.

A brief overview was also given in relation to:

- the proposed roundabout to be constructed on Rowtree Road at the junction with Lichfield Drive providing access into Phase 2 via the Golf Course
- the connections from the development onto bridleway KG2, (Black Walk) from Phase 1 of the development
- the provision of on road advisory cycleway markings which were covered not only by Condition but duplicated within the s106 Agreement

Onsite Public Open Space / Play Areas

The area of Public Open Space (POS) at the front of the site has now been cleared and levelled in preparation for planting etc which will occur once the tendering of the works has been completed.

The small play area adjacent to this area of planting is also targeted to be available for use prior to the school summer holidays. It is regretted the larger play area towards the middle of the current phase of development is still to be constructed. The reason behind this is that the proposed play area is situated within an area still under construction and it would therefore not be safe.

Meeting Closed

Vistry Housebuilding



Part of the Vistry Group