

Minutes from the Parish Councils & Vistry Catch Up Meeting

Held at East Hunsbury Parish Councils Offices on the 12th September 2024

Attendees

Michael Campbell – Chair, East Hunsbury PC

David Lewis – Cllr, East Hunsbury PC

Caroline Holgate – Clerk, East Hunsbury PC

Penny Steel – Chair, Collingtree PC

Sharon Collins – Cllr, Collingtree PC

Paul Carvey – Senior Project Manager, Vistry

ONGOING / UPCOMING ROADWORKS – As per the dates on One.Network

The works to install the HV network along Rowtree Road and Wooldale Road continue with a current planned completion date (within the carriageway) by the end of September. This is subject to change due to the requirement to directional drill under the A45.

In order to provide water into the remainder of the development it is necessary to undertake works within Ash Lane, Collingtree just to the east of where Ash Lane passes over the top of the M1.

It is currently envisaged that traffic lights will be in place between the 23rd and 25th September but with a full closure between the 3rd and 13th November.

PLANNING UPDATE

Strategic Infrastructure

The planning application for the remainder of the Developments primary infrastructure including the clear span bridge crossing Wootton Brook and the reconfiguration of the golf course has been submitted.

The reference number is 2024/0912/RM

The processing of the Application has been protracted due to slow responses from several of the Consultees. The anticipated Committee Date is now November.

S73 – OPP Condition 15

Vistry have submitted a request to remove in its entirety Condition 15 of the OPP which relates to the potential improvements required to the Wooldale Lane and Berry Lane arms of the Wootton Interchange on the east of the A45.

The Planning Reference Number is 2024/2287/S73. This is still to be determined.

CONSTRUCTION UPDATE

Phase 2 Noise Bund

Construction continues

Phase 2 Infrastructure, as already APPROVED

Constructed to beyond where the proposed Local Centre is to be constructed

Diversion of M1 Drain

These works will be undertaken as soon as Technical Approval from National Highways has been obtained.

A s73 Application will then be submitted to 'officially' seek approval to negate the requirement to construct the swale which is currently indicated to run parallel to the edge of hole 1 on the golf course on the Approved Drawings

Phase 2b Infrastructure and Golf Course Reconfiguration

Assuming planning is granted in line with the above it is anticipated construction of these works will commence in Spring 2025.

Junction Improvements - London Road / Wooldale Road / Rowtree Road Roundabout

(the Toby Carvery junction)

Potentially 2025

Entrance into Phase 2 - Rowtree Road / Lichfield Drive (Planning consent already obtained at OPP)

Potentially late 2025 / Early 2026

Rowtree Road / Penvale Road

TBC

General

Proposed School Site

An update on the delivery of the proposed school is still awaited from the Education Authority. Vistry are only obligated to provide the land

Local Centre

Marketing is anticipated to commence in Q4 2025 / 2026, subject to sales rates / market conditions etc

Meeting Closed