

This Note is in lieu of Minutes from the planned 'in person' meeting which was cancelled due to Paul Carvey having Covid.

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

The works to install the HV network along Rowtree Road and Wooldale Road are primarily complete with only small sections outstanding. All works planned to be complete by early November once the directional drill under the A45 is undertaken.

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.

There are traffic lights still in place due to the inability to complete the onsite works due to the extreme rainfall encountered. A full closure between the 3rd and 13th November still remains planned.

PLANNING UPDATE

A site meeting between the Planners and Vistry / Clarion has been arranged for late October.

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 anticipated Committee Date is still hopefully November however confirmation is still to be received from the Planning Officer. This matter is being escalated by both Vistry and Clarion.

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. – NO CHANGE

CONSTRUCTION UPDATE

Construction of the balancing ponds is almost complete as is the spine road up to the extent consented.

Construction of the Phase 2 dwellings continues at pace

Phase 2 Noise Bund

Construction continues – NO CHANGE

Diversion of M1 Drain

Will be undertaken as soon as Technical Approval by National Highways has been obtained.

A s73 Application will then be submitted to 'officially' seek approval to negate the requirement to build the swale which if constructed would run parallel to the edge of hole 1 on the golf course. The Environment Agency have verbally confirmed they will support this Application once made.

FUTURE WORKS (on site)

Phase 2b Infrastructure and Golf Course Reconfiguration

Commencement of these works is envisaged Spring 2025 but is completely dependent upon timely receipt of Consent

FUTURE WORKS (off site)

S278 Works – Windingbrook Lane Junction - Overnight surfacing works to be undertaken on the 25th October 2024

Proposed Junction Improvements in proximity to Development

London Road / Wooldale Road/ Rowtree Road Roundabout - Potentially 2025 – NO CHANGE

Rowtree Road / Lichfield Drive – Entrance into Phase 2 - Potentially late 2025 – NO CHANGE

Rowtree Road / Penvale Road TBC – NO CHANGE

GENERAL

School Site - An update on the delivery of the proposed school is still awaited

Local Centre - Marketing is anticipated to commence in Q4 2025 / 2026 , subject to sales etc