

Upper Rissington Action Log

Outstanding Matters					
Number	Issue	Action	Responsibility	Timescale for action	Comments
1	Delivery of the Public Open Space (POS)	1) Planning application under consideration (17/04151/FUL) 2) List each individual element of the POS works once the application has been determined and it is clear as to precisely what works are required to be undertaken	CDC, Bovis & Linden	1) 11th April Planning Committee 2) Timescale to be agreed pending determination of the current application	Planting of trees and shrubs cannot be undertaken until the next planting season in the autumn but it may be possible to seed grass areas in late Spring if planning approval is forthcoming
2	Regularising materials	1) Planning application under consideration (17/04950/FUL)	CDC & Bovis	1) 11th April Planning Committee	Bovis have included the change in artificial walling stone within the current application, i.e. the artificial stone used on the development comprises a mix of Atlas stone and Bekstone
3	Installation of water butts	Bovis are to install these retrospectively	CDC, Bovis & Linden	TBC	Bovis to update me on timescales in consultation with their customer care team. Linden are considering their position on this issue.
4	Boundary walling to properties	Bovis need to construct the boundary walls as shown on the approved drawings	CDC & Bovis	Current and ongoing. All affected customers will have been contacted by the end of March	Bovis are in the process of building the stone boundary walls and will confirm which homeowners have specifically requested they're not now provided. There are, in all, about 30 no. plots that require walls and Bovis' customer care department is contacting the customers in batches of circa ten plots depending on location. So far the first 10 no. customers approached have all said yes and works to their frontages is now on-going. A further batch of customers will be contacted shortly
5	Location of footpaths need to be confirmed	Shown within POS application	CDC, Linden, Bovis & GCC	11th April Planning Committee	This issue will be addressed as part of the POS application
6	The attenuation pond hasn't been finished		CDC, Linden & Bovis	The further modelling checks were instructed on 15th February and the spillway/pond design will be finalised and approved by the 15th March 2018	WSP are currently reviewing the pond/spillway design due to the time elapsed between original design and implementation onsite. The watercourse banks, where the spillway outfalls to, have overtime eroded and WSP are looking at what structural reinforcements they need to do to these banks to ensure these are fit for purpose. In addition, their geotechnical team want to carry out further ground modelling checks to ensure ground condition suitability.
7	Contaminated land issues	1) Mr Walker to advise the areas in which he considers Merebrook and Land Quality Management have erred in their assessments and evaluations of the contaminated material on site 2) Bovis and Linden to confirm whether or not they will give Mr Walker permission to undertake independent testing of the materials on site	Mr K Walker, Bovis and Linden	?	Bovis appointed Idom Merebrook Ltd. to produce an addendum to the Remediation Method Statement approved by the LPA in July 2013 to address the issue of stockpiles of soils remaining within the POS areas. In consultation with the Council's own appointed experts, Land Quality Management, the Environmental Regulatory Services Team has confirmed that the final Addendum (Rev E – January 2018) demonstrates that the land is suitable for residential and commercial use. UPDATE: await Mr Walker's correspondence
Resolved Matters					

Upper Rissington Action Log

1	Provision of natural gas to the whole village	N/A	CDC, Bovis and Linden	23/02/2012	An obligation was imposed by the Section 106 Agreement dated 29th January 2010 (Schedule 1, Part 5, Paragraph 5) which required the site owner to use "reasonable endeavours" to bring to the site a mains gas supply of sufficient capacity to adequately serve the existing dwellings on the site both at the date of the Agreement and those built in accordance with the planning permission. In 2012 the then owner of the site, Reland Homes, submitted detailed information to the Council which set out the steps taken by the company in attempting, unsuccessfully, to achieve this end. The Council's solicitor was consulted on the measures Reland had undertaken and the Council was satisfied that the company had used "reasonable endeavours" to arrange to bring the mains gas supply to the site and had therefore discharged its obligation within the S106 agreement
2	Who will manage the POS?	N/A	Bovis & Linden		Usually, a private management company would manage the open space within a large development but the PC has indicated that it may wish to have the opportunity to take this responsibility on here. An interim management company (First Port) have been appointed to manage the POS until the works are finished and then the open space will be offered to the PC by Bovis and Linden. If the PC declines to take on the POS, it would then be offered to the District Council (DC) and if the DC decided not to take it on, a management company would be formed to maintain the POS in perpetuity
Highway Matters/ GCC					
1	Roundabout warning signs required on Barrington Road and the mini roundabout within the site	1) This will form part of the Stage 3 Road Safety Audit (RSA) which will be undertaken when the works are complete 2) Bruce to provide a copy of the correspondence for the PC's information and also to provide an explanatory note on the RSA process	GCC, Bovis & Linden	Bruce Simmonds to confirm	Linden and Bovis are in discussions with Bruce Simmonds at GCC regarding the most appropriate form of traffic calming along the Barrington Road
2	SLOW road marking	Will form part of the RSA	GCC, Bovis & Linden	TBC	Linden and Bovis are in discussions with Bruce Simmonds at GCC regarding the most appropriate form of traffic calming along the Barrington Road
3	Reposition the bollards on Longmore Walk and in various(?) locations across the development to ensure that wheelchairs and buggies can move between them (should be a minimum distance of 1200mm apart)	1) Reposition the bollards on walkways at an acceptable distance to allow access for all 2) Agreed that UR Cllr. Martin Johnstone would send through a list of all of the bollards that are causing residents concerns	GCC, Bovis & Linden	TBC. Nigel Gasston was due to visit the site to check the bollards on 1st March but due to adverse weather conditions, it's unlikely that he was able to get to the site	PC to liaise with Bovis & Linden to action. Martin Johnstone has forwarded a couple of photos and I understand a more comprehensive list is to follow

Upper Rissington Action Log

4	Raised table to reduce speeding along Mitchell Way	1) No action currently required as a build-out has not, to date, been required as part of the RSAs 2) Bruce Simmonds to request a pre-Stage 3 RSA from Bovis and Linden	Bovis, Linden & GCC	By 23/02/18	There's a build-out already constructed near the school which should reduce speeds. A final RSA will be produced once the roads have been completed and this will highlight whether any further traffic calming measures are required
5	Final surfacing of roads	Nigel Gasston to provide a list of the streetlamps for the Group and to advise on likely dates to resolve these issues	Bovis, Linden & GCC	Nigel Gasston to advise on 19/02/18	When construction work is largely completed and the final RSA has been completed - the work needs to be signed off by Albion Water and GCC so the timescale for completion is dependent upon those two agencies
6	Some streetlamps don't work	Repair streetlamps and ensure they are correctly located	Bovis & Linden	Relocation expected to take place imminently and the power connections are dependent on SSE - 12-16 lead-in time for SSE	1 no. streetlamp needs to be relocated and 6 no. need power supplies to them
7	Agreement as to which footpaths are to be adopted	N/A	Bovis & Linden	N/A	Bovis confirmed that the footpaths within the POS would not be adopted; their maintenance would fall within the remit of the PC or management company
8	Concern that Bovis & Linden are not adhering to the S38 traffic calming measures		GCC, Bovis & Linden		Bruce Simmonds from GCC confirmed that there's only one raised table that hasn't been constructed, all other elements of the traffic calming measures have been installed
Outside of Scope					
1	Low pressure water supply	Residents to contact Albion Water to discuss possible solutions	Albion Water	02/10/2015	Water infrastructure signed off under condition compliance under 13/00823/COMPLY
2	Pedestrian crossing on Barrington Road		Nigel Moor to consider cost of crossing and type of crossing before 16/02/18		The planning permission does not require the developer to provide a crossing. NM is to discuss internally to see if a crossing can be required as part of the Sandy Lane development
3	Future maintenance of SUDS		Albion water	Ongoing	
4	Repair of Barrington Road	GCC to consider if repair works are required - Nigel Moor to follow up but Linden and Bovis have completed all that's required of them in this regard	GCC	N/A	
5	Prevent vehicular access to Buiding 41 off Cranwell Close and instead access that building via Delfin Way	N/A	N/A	N/A	Approved drawings allow access via Cranwell Road and appropriate signage at the crossing of Kitty Hawk Walk/Cranwell Road and Longmore Walk will be included within the RSA. The footpaths and road in this location are not adopted so no consultation is required with GCC. Nigel Moor wanted it noted that he was disappointed that Bovis and Linden would not address this issue.
6	Dropped kerbs are needed near the shops to enable full access		GCC, Bovis & Linden & landowner		Need to clarify the ownership of the strip of land - Bovis and Linden to assist Mark M-C in establishing this. The PC requested that Bruce Simmonds also considers accessibility from the old part of the village. The issue of accessibility could be identified as a problem in the Stage 3

Upper Rissington Action Log

7	Lighting and signage required at the mini roundabout at Mitchell Way/Delfin Way	N/A	GCC, Bovis & Linden	N/A	Can't reasonably do anything about this unless it is picked up in the Stage 3 RSA
8	Concern that as Wellington Road isn't to be adopted, it will be left in a poor state of repair	N/A		N/A	Bovis, Linden and GCC expect this road to be adopted (subject to acceptable drainage, lighting and surfacing)
9	Is the sewage system correctly designed for the sustainable future of the development?	N/A	Albion Water	N/A	Albion Water has confirmed that the sewerage infrastructure is acceptable (15/04/15)