

Upper Rissington Action Log

| Outstanding Matters - CDC | | | | | |
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| Number | Issue | Action | Responsibility | Timescale for action | Comments |
| 1 | Delivery of the Public Open Space (POS) | <p>1) Planning application under consideration (17/04151/FUL)</p> <p>2) Timescales for the delivery of the various elements of the POS are to be agreed by CDC in consultation with Bovis Homes and appropriate conditions applied when the current application is determined</p> <p>UPDATE: Local community to forward to the Case Officer, as soon as possible, a plan and any evidence in support of their assertion that material has been stored elsewhere on the site</p> | CDC, Bovis & Linden | <p>1) 11th July Planning Committee (subject to all necessary information being provided by the developers and allowing sufficient time for public consultation).</p> <p>UPDATE: Unlikely to be reported to the July meeting as the local community has indicated that there are other areas of the site where material has been stockpiled which have not been tested by Merebrook (linked to item 6: contaminated land issues)</p> <p>2) Discussion during the application process and confirmed in the decision notice when the application is determined</p> | <p>Planting of trees and shrubs cannot be undertaken until the next planting season in the autumn.</p> <p>UPDATE: amendments to the layout, use and detailed design of the POS sought on 29th March - amended drawings submitted 3rd May - and uploaded to the website 4th May and re-consultations undertaken - 21 days for responses.</p> <p>UPDATE: Community representative raised a concern that there was a stretch of pavement missing to link the new village to the old alongside the community centre - this was highlighted at the meeting and revised drawings received from Bovis on 6th May to address the missing link</p> |
| 2 | Installation of water butts | Bovis are to install these retrospectively | CDC, Bovis & Linden | <p>TBC</p> <p>UPDATE: Bovis & Linden need to provide timescales for the delivery of the water butts</p> | <p>Bovis to update me on timescales in consultation with their customer care team. Linden are considering their position on this issue.</p> <p>UPDATE: Bovis: delayed due to base for water butts not being constructed by EMG. Now road surfacing works have been completed Bovis will push EMG to do these works as quickly as possible.</p> |
| 3 | Boundary walling to properties | Bovis need to construct the boundary walls as shown on the approved drawings | CDC & Bovis | <p>Current and ongoing. All affected customers will have been contacted by the end of March.</p> <p>UPDATE: Bovis advised that all boundary walling will be completed by the end of June</p> | <p>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</p> <p>UPDATE: works progressing on site and will continue until complete.</p> <p>UPDATE: Bovis advised that there were 26 walls in total and that 17 had been completed as of 2nd May</p> |
| 4 | Location of footpaths need to be confirmed | Shown within POS application | CDC, Linden, Bovis & GCC | <p>11th July Planning Committee (subject to all necessary information being provided by the developers and allowing sufficient time for public consultation)</p> | <p>This issue will be addressed as part of the POS application UPDATE: details will be included either in the S38 layout or the new landscaping information being issued by Aspect</p> |

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| 5 | The attenuation pond hasn't been finished | UPDATE: The design of the slipway outfall to the pond has finally been issued by WSP acting on behalf of Albion Water. This is currently with the commercial teams being priced and works to this and the pond liner will commence a.s.a.p. but does need a period of dry weather to install the liner and topsoil | 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 UPDATE: pending Bovis & Linden instruction. UPDATE: End of May | 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. UPDATE: There is still an outstanding dispute between WSP and McAulliffes who filled part of the bank around the pond. This has been going on for some time so Nigel Gasston has requested that both parties attend a meeting to sort out what needs to be done to move this forward. |
| 6 | 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 UPDATE: The PC and local residents have indicated that there are other areas of the site where material has been stockpiled which have not been tested by Merebrook - they are to forward to the Case Officer, as soon as possible, a plan and any evidence in support of this assertion. Further agreed once a final report on the validation/verification and movement of the stockpiles and soil around the site has been submitted (which should include any additional areas identified by the local community - subject to appropriate evidence) has been received, these details will be peer reviewed by LQM (or an appropriate alternative consultancy dependent upon availability) on behalf of the Council | CDC, Bovis, Linden, | UPDATE: expect results of the further testing in several weeks UPDATE: the results of the further soil testing have been submitted to CDC and made available for public viewing and the Land Contamination Officer has been reconsulted - response expected by 25th June. Local community to forward additional information as soon as possible | 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. UPDATE: CDC has provided an interim response to the questions posed by Mr Walker (uploaded to the case on the Council's website on 18/04/18) and has requested further investigative work is undertaken on the football pitch on the southern boundary of the site - this has been done by Merebrook and the results are awaited. Radium has been detected on land that does not form part of the POS and this will be appropriately remediated when that part of the site is developed (the land on which the employment use was originally permitted) UPDATE: Marc Buffrey (PC) raised concerns regarding asbestos that appears to be unaccounted for, which led to other concerns being raised by the local community - DS requested that they compile a full list of all concerns and any factual errors they consider they have found in the reporting of the contamination that can then be put to Bovis and Linden (and their consultants) to address |

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| Highway Matters - GCC | | | | | |
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| 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 UPDATE: Roundabout warning signs will be required at both roundabouts in accordance with the Traffic Signs and General Directions 2016 (TSRGD) UPDATE: signs to be ordered |
| 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 UPDATE: The RSA 3 and Designers Response for the roundabout and priority junction access has been completed and is being considered by an independent auditor UPDATE: Await a further update from GCC on this issue |
| 3 | 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 UPDATE: final surfacing expected to be completed by xx and RSA to be undertaken by yy UPDATE: Alex Pook of Linden to provide timescales for the production of the RSA within 1 week of the meeting held on 2nd May - still not received | 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 UPDATE: Road surfacing is currently being completed as per the approved drawings. The developer is unwilling to make changes in advance of completed surfacing and RSA 3 (and this is considered to be a reasonable position for the developer to adopt) |
| 4 | Final surfacing of roads | Surface roads and pavements | Bovis, Linden & GCC | Nigel Gasston to advise on 19/02/18 UPDATE: final surfacing completed. RSA to be undertaken by xx UPDATE: Bovis and Linden to co-ordinate with their contractors and let the community know when the pavements will be completed | 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 UPDATE: Final surfacing under way - RSA 3 to follow UPDATE: Final surfacing completed UPDATE: white lines were to be applied the week following the meeting. Bovis advised there has been a problem with the batching plant so they haven't been able to finish off the pavements |
| 5 | 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. Nigel Gasston to provide a list of the streetlamps for the Group and to advise on likely dates to resolve these issues | 1 no. streetlamp needs to be relocated and 6 no. need power supplies to them |

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| 6 | 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 |
| Resolved Matters | | | | | |
| 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 |
| 3 | Regularising materials | N/A | CDC & Bovis | | The planning application to regularise the materials was approved by Planning Committee on 11th April 2018 |
| 4 | 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 |

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| 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 RSA. UPDATE: Linden Homes has advised that there appears to be only one real point of access where there are already steps and with the level difference, it is considered that this will be difficult achieve. |
| 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) |
| 10 | Gardens have been flooded which has necessitated the need to dig up gardens, remove spoil and re-lay turf | N/A | Linden, NHBC & individual home-owners | N/A | Currently some of the Linden homes are the subject of an National House Building Council (NHBC) resolution and the matters are being resolved between Linden and the customers affected. Linden Homes state that this issue is due to the variable nature of the ground conditions on the site, hence why only a very small number of gardens are affected |

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| 11 | Community representative considers that yellow lines are required on the roadways adjacent to the village square shops to prevent indiscriminate parking | N/A | | N/A | These were not required as part of the RSA |
| 12 | Some residents are experiencing sewerage blocks | Affected residents should contact Albion Water directly | Albion Water | N/A | |
| 13 | 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 UPDATE: Longmore Walk is not being offered for adoption therefore we cannot impose a design on the developer. Advised Bovis & Linden that current good practice calls for a 1.2 m gap between bollards. UPDATE: Linden are to lead on seeing what can be done to resolve the concerns of the local community - this issue is now considered to be out of the scope of the Group |