

Keymer Tile Works, Burgess Hill

Local Liaison Group (LLG) Meeting Minutes

18th October 2017, Burgess Hill Football Club

Local Liaison Group Representation

Present:

Croudace Homes

Daniel Chapman	(DC)	Project Engineer
Matthew Norris	(MN)	Technical Manager
Brian Self	(BS)	Site Manager
John Wallis	(JW)	Building Manager

Local Councillors

Chris Cherry	(CC)	Burgess Hill Town Council
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Local Resident Representatives

Mrs M Godber	(MG)	Brookway Representative
Avril Goodchild	(AG)	Cants Lane (West) Representative
Reg Haverly	(RH)	Marlborough Drive
Brenda Lynch	(BL)	Cants Lane (East) Representative
Eddie Nielinger	(EN)	Quarry Close & Tilers Close Representative
Dan Osborne*	(DO)	Wyvern Way & Curf Way Representative
Emma Reece	(ER)	Kings Way & Longhurst Representative
Dan Sumner	(DS)	Nye Road Representative

* Temp Stand-In for Brian Scarlett, arriving during Q&A item of the meeting agenda.

Mid Sussex District Council (MSDC)

Jon Lavis	(JL)	Planning Enforcement Officer
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Apologies:

Croudace Homes

Greg Roberts	(GR)	Project Designer
Claire Wright	(CW)	Marketing Manger

Local Resident Representatives

Brian Scarlett	(BSc)	Wyvern Way & Curf Way Representative
Sue Upperton	(SU)	Rolfe Drive Representative

Local Councillors

Claire Fussell	(CF)	Burgess Hill Town Council
Colin Holden	(CH)	Burgess Hill Town Council (& Mid Sussex District Councillor – St. Andrews Ward)
Anne Jones	(AJ)	Burgess Hill Town Council (& Mid Sussex Town Councillor – Burgess Hill Meeds, Mid Sussex District Councillor – Burgess Hill Meeds, West Sussex County Councillor – Burgess Hill East)
Kirsty Page	(KP)	Burgess Hill Town Council (& Mid Sussex District Councillor – St. Andrews Ward)

MSDC

Steve Ashdown	(SA)	Planning Officer
Nick Bennett	(NB)	Environmental Health Officer
Andrew Clarke	(AC)	Planning Enforcement Officer

Item Note

1. Welcomes

1.1 MN welcomes the group, and outlines the agenda for the meeting.

2. Development Works – Construction Progress Update

2.1 JW provides a progress update regarding the Phase 1 development works. The main points of this update are noted as follows:

- a. Phase 1A construction is now complete, with the majority of these properties now occupied.
- b. Phase 1B construction progress is approximately 50% complete.

2.2 JW provides a progress update regarding the Phase 2 development works. The main points of this update are noted as follows:

- a. The offsite S278 highway works on Kings Way have just been completed.
- b. Construction of the link road, known as the spine road, which connects Phase 2 to Phase 1 has been completed for use by construction traffic.
- c. Drainage and highways works are being progressed in Phase 2A and Phase 2B simultaneously, and are now substantially completed.
- d. Piling to properties within Phase 2A and Phase 2B, largely situated in the south-east corner of the site, will commence in late October / early September.

3.0 Earthworks – Construction Progress Update

3.1 DC provides a progress update regarding the earthworks in the former quarry area. The main points of this update are noted as follows:

- a. Since the last LLG meeting further earthworks have been undertaken to move the surcharge mound from its previous location in Phase 2 into Phase 3.
- b. The earthworks are currently postponed for the winter period, but are likely to recommence in April 2018 (subject to weather conditions). When recommenced, the surcharge will be repositioned from its current location in Phase 3 to the last area to be treated in Phase 3, which is situated alongside Cants Lane. A letter will be distributed to affected properties in advance of the works restarting.
- c. Following the ground improvement being completed alongside Cants Lane, the surcharge will then be replaced in the borrow pit to restore ground levels in what will become the Public Open Space (POS) area. This final earthworks activity will either take place in autumn 2018 or spring 2019 depending on the time taken for the ground improvement to take full effect.

4.0 Planning Progress Update

4.1 DC notes that the Phase 3 reserved matters application has now been approved.

5.0 Questions and Answers

5.1 MG queries whether Nye Road would now cease as a construction access given the S278 highway works on Kings Way had been completed.

5.2 JW confirms, and notes that Kings Way had been used as the construction access since the new bellmouth into the site had been formed from Kings Way. The recent re-surfacing around this new access point had meant that Nye Road had to be recently reused on a temporary basis.

5.3 MG queries if the improvement works would now be undertaken on Nye Road, and whether vehicle access was still to be provided into the site via Nye Road for emergency vehicles.

5.4 DC responds that Croudace would prepare proposals to discuss with the Nye Road residents early in the New Year. DC notes planning permission is not required for the works, as Nye Road is private, so Croudace should be able to progress the construction quickly thereafter.

5.5 MN responds that the link from Nye road into the site will be for pedestrian and cycle access only. Emergency vehicles would access the site from the new entrances.

5.6 EN suggests that the trees planting undertaken by Croudace along the eastern site boundary had died, and that unwanted vegetation had also become overgrown.

5.7 BS responds that the trees had been watered throughout the summer, and the leaves had only dropped given the change in season. BS also confirms that the unwanted vegetation would be cleared shortly.

5.8 EN indicates that he could not get access into the site to maintain his property boundary.

5.9 MN responds that EN had always been informed access arrangements could be provided upon request.

5.10 DC notes it had been agreed via e-mail that EN was to discuss such access arrangements with BS just prior to or after the LLG meeting in progress.

5.11 EN suggests that Croudace had caused damage to his property, and that he was seeking compensation through his solicitors.

5.12 MN responds that this issue had been discussed on several occasions, and Croudace does not accept responsibility for his damage claim.

5.13 EN suggests that his property had not been displayed correctly on Croudace planning application drawings.

5.14 DC responds that his issue had been discussed on several occasions, and that off-site

properties shown on the planning drawings is based on OS mapping and is not always fully accurate. However, it is sufficient for the purposes of the planning application review and approval.

- 5.15 ER queries when the link from the site onto the existing bridleway alongside Longhurst would be constructed.
- 5.16 MN responds this would most likely be completed in autumn 2018, and would be situated in approximately the same location as the link onto Longhurst.
- 5.17 DC notes that the surfacing improvements along the bridleway had been completed alongside planned utility works, such that the S106 obligations had now been fulfilled.
- 5.18 ER queries if any trees would be cut down to make the connection, and notes TPOs exist in the area.
- 5.19 DC responds the footpath would be positioned around existing trees, and to suit existing levels, and would maintain the rural aesthetic of the existing bridleway.
- 5.20 AG indicates there are concerns regarding the proposed access roads from Cants Lane into Phase 3, due to current parking and speeding issues.
- 5.21 MN responds that the approved plans do not permit new access roads, only crossover constructions into parking forecourts for the new properties. MN notes that such features can sometimes help reduce traffic speeds.
- 5.22 AG queries if the community centre would be open to existing off-site residents.
- 5.23 MN confirms, and indicates that ownership of the building would be transferred to MSDC following construction.
- 5.24 MN notes that MSDC had recently requested changes to the community centre provisions agreed in the S106 agreements, and that Croudace were currently in discussions with MSDC on their preferred facilities.
- 5.25 ER queries the type of premises planned for the retail unit.
- 5.26 MN responds it would be a convenience store, subject to such a party wishing to occupy the space.
- 5.27 EN queries if a health centre is still to be provided within the site.
- 5.28 MN confirms, again subject to such a party wishing to occupy the space.
- 5.29 EN suggests that the area is in need of a new health centre, amongst other public provisions such as schools, given the impact of the Croudace development and other surrounding developments.
- 5.30 MN agrees that from his local knowledge he believes a health centre would be beneficial to the area, and notes that Croudace have made financial contributions to schools and other

public provisions under the S106 agreement.

- 5.31 CC indicates that MSDC look very carefully to see what provisions are required when new developments seek planning permission, and ensure conditions are imposed so that the most needed facilities receive contributions as necessary.
- 5.32 BL indicates that a HGV going to another development in the area, The Croft, had caused damage to her car. BL suggests this was largely a result of a lack of maintenance by the highway authority.
- 5.33 CC responds that she would look into the matter.
- 5.34 JL suggests that BL attends The Croft LLG to raise this complaint.
- 5.35 EN indicates that the Quarry and Tilers Close residents are still experiencing issues with dust.
- 5.36 BS notes the wind direction is often towards these properties, and indicates he would arrange for window cleaning to be undertaken to these affected properties shortly.
- 5.37 CC queries if the new residents in Phase 1 should have a representative at the LLG meetings.
- 5.38 JW indicates Croudace already has means of communicating with the new property owners.
- 5.39 BL queries how she could find further details of the proposed properties alongside Cant Lane.
- 5.40 DC responds the approved plans are available on the MSDC Planning Portal.
- 5.41 DO thanks Croudace for the new signage that had been recently erected on Wyvern Way to help guide HGVs, and suggests this had improved delivery vehicle routing.
- 5.42 BS explains previous issues had resulted from haulers sub-contracting works and not passing on the Croudace delivery information. BS notes that the delivery information provides details, and a postcode, for the new Kings Way entrance. BS indicates he had recently discovered that some drivers were confusing the Kings Weald show home signage with the Kings Way street name, which he would review and attempt to improve arrangements further.
- 5.43 BL queries if additional signage could be positioned along Cants Lane.
- 5.44 BS responds that he believed sufficient signage was already in place, but would be happy to review the arrangement further if BL has any suggestions for improvements.
- 5.45 DO indicates there had been near misses with vehicles and children entering / exiting the existing playground at the junction of Wyvern Way and Curf Way. DO notes he had already reported this to WSCC and requests that a resolution is progressed urgently.
- 5.46 CC responds that she would look into the matter.
- 5.47 DO suggests that the existing mini roundabout at the Wyvern Way and Cants Lane junction

should be removed as it often creates confusion with drivers, and does not meet current design standards.

- 5.48 MN notes that Croudace are providing WSCC with a financial contribution for offsite highway improvements, and if residents were to contact WSCC this change could be considered.

6.0 AOB

- 6.1 MN suggests that the next LLG meeting would be arranged as requested by the local resident representatives when new issues arise.
- 6.2 JL suggests this will most likely be when the earthworks recommence in spring 2018.

Please Note;

These minutes are provided in good faith based upon the best information and intentions at that time. Croudace will endeavour to deliver all actions stated within these minutes. However, operational restrictions, unforeseen circumstances and approval processes (amongst many other factors) may necessitate changes from the intentions stated above.

Any local resident wishing to receive minutes of future LLG meetings can be added to the distribution list by preferably providing their e-mail address to technical@croudace.co.uk, or if they do not have access to e-mail by calling the Technical Admin Team on 01883 335359 to provide their postal address.

If you have any concerns that you wish to be raised at the next LLG meeting, please contact your local resident LLG Representative in the first instance.

If there are any issues of immediate concern the Croudace site staff can be contacted directly using the details below:

Tel: 01444 239784

Email: kingsway.site@croudace.co.uk