

**FELNEX – NEW MILL QUARTER****Community Liaison Group Meeting No. 5 Minutes****Wednesday, 31<sup>st</sup> January 2018, Felnex Site Office****Attendees:**

Paul Roxburgh – BDW Kent (BDW)

Toby Mortimer – BDW Kent (BDW)

Brian Richardson – Barratt London (BL)

Jody Williams – LB Sutton (LBS)

Lysanne, Helena and Peter – Hackbridge and Beddington Corner Neighbourhood Development Group (HNDG)

**Apologies:** Don Anyiam (LB Sutton), John Reed & Mark Fairman (Barratt Homes)  
Local Cllrs, School representatives, Business Park representatives**1. Introductions & apologies:**

As above

**2. Barratt build progress update (on and off site):**

BL tabled an A3 site plan with Barratt London legal completion dates Plan (Forecast Barratt London Programme – Jan 18) also attached, whilst confirming the corresponding initial key 'forecast' programme dates:

- Block A (assisted Living) works will commence w/c 05.02.18 (June 2019 legal completion, 6 No. Retail units & Doctors Surgery will be shell and core only). BL to confirm by separate cover, Barratt London contact details for prospective retailers. JW confirmed CCG to confirm Doctors surgery occupation in due course.
- Block B&C, Basement works to start in 4 to 6 weeks' time (Block B June 2019 & Block C December 2019 legal completion).
- Permanent Energy Centre: To enable the above completions, forecast commissioning will commence November 2018.

BDW's progress and initial forecast legal completion dates as follows:

- 87 units complete, 58 units occupied and 31 units forecast to occupy during February 2018. i.e. Plot 1, 88 to 94 and Apartment Blocks O, P, Q. Plots 5 to 10 are being developed by Barratt London and these 6 units will not be completed until the end of the development.
- BDW (all residential) forecast completion by end of June 2019 i.e. Plots 1 to 252 (excl. 5 to 10).

**3. Progress of Hackbridge Road & London Road S278 works:**

PR confirmed road & signals works were now complete for both junctions and LBS provided the associated completion certificates in December 2017. (Including the pedestrian crossing on Hackbridge Road). LBS scheduled to adopt December 2018.



#### 4. Hackbridge Road issues:

- HNDG raised concerns on the Road and footpaths along Hackbridge Road. LBS confirmed HNDG to raise these concerns directly with Don Anyiam at LBS.
- SES Water have been working on Hackbridge Road this week, though BDW/BL confirmed this is not applicable to this development.
- BL/BDW confirmed the present Landscaping in front of the Sales area fronting Hackbridge Road will revert to the approved planning drawings when the Sales area is no longer required.
- Dirt and gravel on Hackbridge Road – BDW confirmed a road sweeper operates three times a week, including Hackbridge Road and London Road.
- HNDG raised concerns for cyclists on the bridge where small gravel deposits recently observed. DW to check.

#### 5. London Road issues:

- Signals: Don Anyiam to invite HNDG to the next scheduled meeting with TFL.
- Yellow boxes: BDW confirmed these works are in hand, in liaison with LBS Highways department.
- HNDG raised concerns on the roads and footpaths along London Road and the effect the new junction is having on the existing properties. JW confirmed HNDG to raise these concerns with Don Anyiam at LBS.
- On site Car Parking: Planning approved Plan (Dwg No. 091403-BAR-K-06-C) attached. Barratt confirmed the on-site car parking would be as per LBS approved design.
- HNDG raised concerns on car parking in the area. JW confirmed there is an ongoing consultation regarding car parking in the borough and urged HNDG to raise their ongoing concerns with LBS.

#### 6. Any other business:

- Affordable Housing provision: HNDG requested confirmation of the 'affordable' Housing proposed. Attached approved Plan (Dwg No. 091403-BAR-K-04-C) attached.
- Overlooking Windows: HNDG queried if there are overlooking windows adjacent the school boundary: BDW/BL confirmed there are no windows directly overlooking the school. I.e. BDW/BL are implementing as per LBS approved drawings.
- Future on site works adjacent to School boundary: BDW and BL confirmed ongoing discussions continue with Hackbridge School.
- Hours of working on site: HNDG queried hours of working proposed for the imminent London Road works and BR confirmed compliance with the planning approved hours of working hours.
- Dust & Noise: BDW/BL confirmed Dust and Noise suppression is in accordance with previous LBS planning approval.
- Historical site information sign for Felnex: JW to investigate LBS requirements and circulate (where applicable).
- HNDG confirmed School Exams week as w/c 14/05/18.

#### 7. Next Meeting:

Forthcoming quarterly meetings @ 5.30pm on site, as follows: 16/05/18; 15/08/18; 14/11/18; 13/02/19; 15/05/19