

Minutes from the Parish Councils & Vistry Catch Up Meeting

Held at East Hunsbury Parish Councils Offices on the 12th March 2024

Attendees

Michael Campbell – Chair, East Hunsbury PC
Ken Hodgson – Cllr, East Hunsbury PC
David Lewis – Cllr, East Hunsbury PC
Caroline Holgate – Clerk, East Hunsbury PC
Penny Steel – Chair, Collingtree PC
Paul Carvey – Senior Project Manager, Vistry

Apologies

Sharon Collins – Cllr, Collingtree PC
Chris Wilson – Cllr, Collingtree PC

PLANNING UPDATE

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 with an advised target determination date of April 2024 although it is felt this is unlikely to be achieved and a date in late Summer / early Autumn is potentially more realistic.

To date there have been several responses from the statutory consultees, none of which have raised any objection.

Importantly the EA have advised Vistry directly that they have no objection and the documents submitted are satisfactory from a planning application perspective.

Post Meeting Note

The LLFA have registered an OBJECTION, however it is envisaged by Vistry that this matter can be rectified fairly quickly based on the information previously submitted and agreed so hopefully.

S73 – OPP Condition 15

It is the intention of Vistry to submit 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 rationale etc was discussed with the Councillors present.

OPP Conditions 21 & 22

The above relate to Wootton Brook Channel Improvements

The results of the Hydraulic modelling of Wootton Brook have been included within the Application reference 2024/0912/RM.

This hydraulic modelling indicates that the channel improvement works as originally envisaged at the OPP stage offer no benefit and would actually cause detriment if implemented.

On this basis Vistry will be submitting to discharge this Condition to that effect in the coming weeks.

Proposed Roundabout at the junction of Rowtree Road and Lichfield Drive / Primary Route through the Golf Course

The proposed roundabout junction already has detailed planning approval. The remainder of the primary route through the golf course was consented at Outline stage. The principles have therefore been agreed.

The purpose of Application 2024/0912/RM is to agree the finer detail only.

CONSTRUCTION UPDATE

Onsite Public Open Space / Play Areas

The installation of the play area near the Oak tree towards the centre of Phase 1 will commence on or around the 18th March.

Phase 2 Noise Bund

Construction continues

Phase 2 Infrastructure, as already APPROVED

To commence late Spring / early Summer 2024

Phase 2b Infrastructure and Golf Course Reconfiguration

Assuming planning is granted in line with the above it is anticipated construction of these works will commence in Spring 2025.

AOB

The status of, and any responsibility to repair the post and rail fence adjacent to the bridleway between the development and Collingtree Village is to be ascertained by Vistry.

Meeting Closed