

## Notes of Meeting between Vistry and Collingtree / East Hunsbury Parish Councils – 13<sup>th</sup> April 2022

### Attendees

Cllr Sharon Collins – Collingtree PC  
Cllr Claire Douglas – East Hunsbury PC  
Paul Carvey – Vistry

### Apologies

Cllr Penny Steel – Collingtree PC  
Clerk to East Hunsbury PC

PC advised since the last formal meeting between Vistry and the Parish Council there had been very little comment received via the [CollingtreeGeneralEnquiries@vistry.com](mailto:CollingtreeGeneralEnquiries@vistry.com) email. Those comments received related to 2 items;

- 1) Unauthorised parking of vehicles associated with the site along Windingbrook Lane / or on the footway – several comments
- 2) Access from Rowtree Road via the narrow strip of land – a single comment / question

PC also advised that since comment had been raised about certain matters not being adequately addressed following the previous meeting no comments had been brought to his attention as still outstanding.

Addressing the comments received in turn:

- 1) Surfacing vehicles associated with the site works were parked up on the wide section of footway near the post box on Windingbrook Lane. PC has written to the Contractor concerned and instructed that this practice is not repeated. Further instruction was given instructing that suppliers and hauliers be made aware this is not acceptable. This situation will be monitored going forwards. PC apologised for any inconvenience caused.

The footway falls under the remit of Northamptonshire Highways who are ultimately responsible for policing its use etc. Whilst the area where the surfacing plant was parked lies within the Parish of East Hunsbury, there is little the PC can do to enforce the situation as they are not the Highway Authority.

- 2) A question was received from a resident asking about the possible future use of the strip of land by the post and rail fence / vehicular crossing on Rowtree Road between Collingcroft Close and Swallow Close. PC confirmed there was no intention to use this as an access and there was certainly no plan to construct a permanent vehicular access across this strip of land.

The planning application for the remainder of the spine road leading from Windingbrook Lane which will ultimately connect up to Rowtree Road via a new roundabout is still to be finalised and this will include the reconfiguration / extension to the golf course which lies in proximity to this strip of land. PC confirms there will be no footpath / road link across that strip of land indicated within this planning application .

## General Matters

### **Junction at Site Entrance / Windingbrook Lane**

The remaining utilities have now been diverted. Work is due to commence immediately after the Easter break, under traffic signals when required, and is envisaged to take 2 – 3 weeks to complete. PC apologised for any inconvenience or disruption this may cause.

### **Drainage Outfall**

The installation of the drainage adjacent to the 2<sup>nd</sup> hole / footpath KG3 is nearing completion. Upon completion of the archaeological investigations along the route of the drainage running parallel with the hedge line in Phase 2 the drainage works will be completed.

### **Archaeology**

Archaeology is planned to commence within the Phase 2 land during May of this year. The primary area of investigation lies in the field immediately to the west of Belfry Lane with 2 smaller areas of trenching to be undertaken near the M1 and within land in proximity to Wootton Brook. It is estimated these works will take circa 6 months.

A temporary haul road will need to be constructed across the fields to allow access to the primary area of interest.

### **Planning Application WNN/2022/0370**

The above application relating to the next section of primary infrastructure including the proposed diversion of an historic drain was validated on the 1<sup>st</sup> April. The application can be viewed via the planning pages of WNC's website.

### **Upcoming Planning Application for next phase of housing**

The above is currently being prepared and it is envisaged that it will be submitted within the next couple of months.

### **Rubbish from Site**

Whilst we were walking the footpaths adjacent to the development it was reported by a resident that there was instances of rubbish being blown from the site and being present on the footpaths in the vicinity. PC will ask the site team to review periodically, especially after periods of high wind to ensure any materials that have been blown from site are collected and removed.

### **Date of next meeting**

12<sup>th</sup> May – 1330 hrs

### **Meeting Closed**

## **Post Meeting Note**

Following the issue of the Meeting Minutes, PC was reminded by Collingtree Parish Council that a complaint had been received regarding mud on Windingbrook Lane which needed addressing and recording for completeness . PC acknowledged that he had forgotten to discuss this during the meeting but advised it had been previously addressed . The situation regarding the roads sweeping is as follows:

The road sweeping regime is currently 3 sweeps per week generally during the afternoons of Monday, Wednesday and Friday. Additional sweeps are organised at site level should it be felt necessary. This would normally occur during wet weather or if certain construction activities have been undertaken. The road sweeper will sweep Windingbrook Lane all the way to the roundabout on Rowtree Road as and when required during the visits depending upon the condition present.

The complainant advised that the Windingbrook Lane was getting swept but the mud was just getting pushed towards the edge of the road by the kerbs. Upon inspection PC agreed that there was a build up of mud adjacent to the kerbing in places and the site team were advised. This was rectified by the road sweeper undertaking additional sweeps as necessary to ensure the edge of the road was free of mud. The situation will be monitored so as to ensure this issue does not occur again.