

## **Notes on Meeting with Cala Homes on Tuesday, 19<sup>th</sup> July 2016**

**Present:** Cllr Andrew Yarwood (Chairman, Newport Parish Council)  
Cllr Howard Bowman (Vice Chairman, Newport Parish Council),  
Mr. Phillip Wright (Senior Planning & Design Manager, Cala Homes)  
Mr. Bill Beyzade (Land & Planning Director, Cala Homes)  
Mr. Stuart Bailey (Technical Director, Cala Homes)  
Mr. Trevor Dodkins (Director, Phase2Planning)

By way of background, the meeting was publicised in advance and is to be reported to the next Parish Council Meeting.

AY and HB set out to ask questions raised by residents and councillors. This we did by walking from Church House to the proposed site and back. We then sat for some 20 minutes or so in a fuller discussion. During this meeting the Parish Council raised questions and issues that residents had made.

Question regarding detail of the highways proposal. Philip confirmed that this was included in his recent letter and in the S278 highways proposal. Note this includes drainage and sewage.

We investigated and received assurance that 40% affordable homes are planned and these would be spread throughout the development and be a similar design to the other homes.

AY and HB raised the point that we had never been party to detail on the questions of site access. Or indeed access during construction. Cala suggested that we could obtain access to this document.

AY and HB raised the issue of using land at the ford which was conservation land and that many residents and the Parish Council were very concerned. We said there were other methods to ensure the green remained including use of traffic calming.

Footpaths were the subject of much of the conversation. Cala appeared sympathetic to the problems at the Croat and the distance to the surgery and primary school from the site. Apparently there is a distinct amount of monies available. However the care home proposers and Cala are in discussion so it may be possible to achieve more by pooling funds. We raised the concerns that residents have made toward the new school lane footpath proposal. We asked to be involved in discussions on the subject. We said we were concerned about access for the less able or those with children.

We had a long discussion around the subject of access and GEN1 and GEN6 in particular. Reference construction phase, there would be a management plan and Cala told us of their intention to have a car park made off Wicken Road for their workers. We raised the issue of school times, and they assured us that would be reflected. We also discussed the issue of buses that use BWL. Cala told us that they were speaking to the bus companies and school, and they hope to gain assurances that buses will only arrive at site at set times during construction.

Cala assured the Council that a proper and full swept path analysis would take place. The Council said they were obviously concerned about the impact on local residents and more over the village as a whole.

Cala said that their management plan will include working hours and planned partial closure to School Lane during construction. We will see more detail on this item.

We had a long conversation about the balancing pond. We raised our safety concerns and that we were not comfortable taking responsibility of this post build. We talked about different options. Cala politely listened but were insistent that they preferred a pond that supports an ecological solution.

We then discussed the 106 agreement and said that we would like elements negotiated with ourselves. For example, it is possible that the Council might be happy to look after allotments but not the pond. Cala appeared to suggest that they might be prepared to alter the agreement. Also, we challenged on the generic nature of financial payments (e.g. NHS), and suggested that Cala insist that a portion goes to Newport Surgery. Cala thought the examples provided were possibly areas that they would like to discuss. An action arising to set up a meeting to discuss the 106 itself.

We also discussed flooding showing pictures as evidence of the risk. We further pushed our concerns about emergency vehicle access to site (e.g. Ambulance). Some of this information appeared to be new news to some of the Cala attendees. We received an assurance that all grey water from site would be kept on site until safe to release.

We spoke about village concerns about sewage. Cala told us the specific detail is in the S278 document but in simple terms any new pipework would be on or next to the Lane, not through gardens. Also the release of material would be helped by on site storage.

Cala told us that the roads on site would remain unadopted and they were aware of the issue about the end of BWL being a Bridleway. They would charge residents via an annual management fee to help maintain facilities.

Cala said they expect construction to take approximately 24 months and an estimated 12 month partial closure of School Lane at the start.

Cala set out a desire to have a positive relationship with communities such as Newport. They said that particularly during construction they have a social corporate responsibility scheme and would be looking to support local initiatives such as schools

We agreed to come back to the Council with these notes. Also that Cala would be prepared to meet again regarding the 106. AY and HB said that we felt strongly that the Council would want to do this.

Lastly, Cala extended an invitation to Councillors and residents to visit their scheme at Quendon and see what Cala deliver in terms of quality.