

## Hadleigh Residents Meeting

Date: 27 March 2023

Venue: Hadleigh Leisure Centre

Attendees representing Babergh District Council:-

- Councillor Sian Dawson **(SD)**
- Arthur Charvonja **(AC)**

## Attendees from Persimmon Homes **(PH)**

Stacy Brett – Construction Director **(SB)**

Stuart McAdam – Planning Manager **(SMcA)**

Kerry Smith – Assistant Planner **(KS)**

Loredana Ochiu – Adoptions Engineer **(LO)**

Scott Oakley – Site Manager **(SO)**

Approximately 18 residents from Weavers Meadow attended the meeting.

	<b>Issue</b>	<b>Persimmon Homes Comments</b>	<b>Action</b>
1.	<b>Update on progress of Phase 2 (Rose Manor)</b> – new site at the bottom of Ellen Aldous Avenue.	<ul style="list-style-type: none"> <li>• 26 plots commenced from foundation through to first lift brickwork.</li> <li>• Plots will be at joist by end of April.</li> <li>• Entrance into Rose Manor is tarmacked and the next section of road under construction will be tarmacked by end of May.</li> <li>• Substation has commenced and infiltration basin will commence in May.</li> </ul>	Note

2.	<p><b>Issues arising from previous meeting of 09.01.23</b>  <b>Traffic Marshall</b> – previously taken off site, resulting in lorries stacking on Ellen Aldous Avenue</p>	<p><b>SB</b> advised that the Traffic Marshall from Phase 1 had been re-employed as PH were impressed with his performance and he had a good relationship with residents. Sub-contractor (Knights) had previously provided the Traffic Marshall. Any incidents of stacking have been an exception and quickly resolved.</p>	Continue to monitor.
3.	<p><b>Weekend work</b> – how can Persimmon make sure that sub-contractors adhere to the rules.</p>	<p><b>SB</b> confirmed that all weekend and bank holiday work has been banned on the site permanently. Improvements have been made to site inductions and sub-contractor audits. If sub-contractors break the rules they will be removed from the business and they are made aware of this.</p>	No further action.
4.	<p><b>Reverse beepers</b> – at the last meeting it was raised that reverse beepers should not be used and white noise reversing alarms were preferable.</p>	<p><b>SB</b> confirmed that all plant and sub-contractor vehicles have been converted to white noise. Unfortunately we are unable to control the reversing alarms that delivery vehicles use.</p>	No further action.
5.	<p><b>Wheel washing</b> – why did this not come in until residents complained?</p>	<p><b>SB</b> the incident in question when residents complained about lack of wheel washing, the mechanical sweeper had broken down which meant that the fork lift with sweeper attachment had to be used. Wheel wash facilities have now been set up on site which means that we have a plan B if there is a problem with the mechanical sweeper.</p> <p><b>SMcA</b> commented that whilst we do not rely on residents to report problems, it is useful if they are able to report them as soon as possible so that we can action any issues straight away. The site manager is on site during working hours and actions</p>	Wheel wash and road cleaning processes in place. No further action.

		any issues when he notices them, which was the case on 15/03/2023 which was the incident of mud on the road reported the following day by residents.	
6.	<b>Dog waste bins</b> overflowing and not enough on phase 1B. 1B residents have been having to use 1A bins.	<b>LO</b> advised that bin emptying had been upgraded from fortnightly to weekly and that a new dog waste bin has been ordered to arrive by the end of the month. Can look into installing this at the top of the site where residents feel there is a need for it.	<b>LO</b> has ordered new dog waste bins since the meeting. One for the 1A development and two for the 1B development along the eastern boundary / gym trail. These will be installed by the end of April.
7.	<p><b>Play areas</b> Building materials left in the play areas.</p> <p>When will the play areas be open for use?</p> <p>Grass is wearing away under the swings.</p> <p>Sarah Rand play area not fenced – dogs are let off leads in this area – health and safety issue.</p>	<p><b>LO</b> advised that materials had been left there as remedial works are on-going but we will arrange for site to take these away.</p> <p><b>LO</b> advised that grass seed has not taken due to some frosty weather in recent months and that another 4 weeks will be needed to allow for the grass to take. The play areas will be closed until the end of April as a minimum, followed by an inspection to assess their condition.</p> <p><b>SB</b> agreed that the grass will continue to wear away and an alternative surface should be investigated.</p> <p><b>LO</b> advised that the area was not required to be fenced as it is away from the highway. ‘Keep dogs on lead’ signs were raised at the meeting, but there were mixed feelings on this.</p>	<p><b>SO</b> confirms that the materials have been removed.</p> <p><b>LO</b> is in discussion with the local authority regarding alternative surfaces</p> <p>PH will not be supplying ‘keep dogs on lead’ signs at this time, but this can be re-visited if it is felt that they are required.</p>
8.	<b>Adoption of Public Open Space (POS), Roads and Sewers</b> – This issue has been going on for 6 years – why are they not adopted	See comments on adoption below.	

9.	<b>Public Open Space</b>	Public Open Space can be adopted once remedial works are completed.	Since the meeting, the commuted sum has been agreed and the legal process has commenced.
10.	<b>Adoption of Sewers and who to contact if there is an issue out of working hours.</b>  Will a <b>survey of the sewers</b> be carried out once the pump has been upgraded?	<b>LO</b> explained the process and timeline for adoption of the sewage system. Upgraded pumps have been ordered and are due to be installed by the end of May 2023. Once installed they will be on a 6 month maintenance period before they can be adopted. Adoption expected by 31/01/2024.  <b>SB</b> advised that a survey was carried out in 2020 and this would be reviewed.	<b>LO</b> timeline for adoption of 1B roads and sewers will be produced and published to the website, with contact details for the out of hours sub-contractor in case of issues with sewage/the pumping station. <b>KS</b> to notify Bill Wilson when pumps are upgraded so he can keep a record of any sewerage issues to report back.  <b>LO</b> survey has been reviewed and the sewers are booked to be cleaned out.
11.	<b>Adoption of Roads</b>	<b>LO</b> once the sewers are in the 6 month maintenance period, a date will be arranged for Suffolk County Council (SCC) Highways to inspect. Following a potential maintenance period to be agreed with SCC Highways, the roads will then be adopted.	Note.
12.	Cloudy water coming from taps in one residence	<b>SB</b> advised to flag this to Anglian Water.	Note.
13.	<b>Bridleway 27 temporary closure</b> expired today (27/03/2023) – can the signage be removed if the closure is no longer needed?	<b>SMcA</b> advised that an extension may be required and that he would look into this and report back	Following the meeting, it has been confirmed that the closure has been extended to be in place until 28/09/2023. The Public Rights of Way Team at Suffolk County Council are responsible for amending the signage and displaying notices to this effect. The closure is to allow for utility works to be completed.

	Residents noted that it is unclear whether pedestrians/equestrians can get through.		Officially the bridleway is closed, but in order to reduce inconvenience it has been left open for use by pedestrians and equestrians (this is wide enough for horses to pass through). There will be times when the bridleway will need to be fully closed, but for the majority of the time, it will be accessible.
14.	<b>Land adjacent to Durrants Farm</b> - Landscape buffer where site adjoins neighbouring farm – Durrants Farm What will be provided for screening here? Where is the loop for the bus going.	Approved layout to be sent to residents.	<b>SMcA/KS</b> have responded to the resident with a copy of the approved layout and approved landscaping plans for the relevant area. The residents will be kept updated in terms of when the hedging will be planted.
15.	<b>Water running off</b> Ellen Aldous Avenue	<b>SB</b> advises that there is a broken land drain and PH need to locate and repair this.	<b>SB</b> works to resolve this will commence in May 2023.
16.	<b>Contractors parking in Hudson Way parking bays</b>	<b>SO</b> advised that PH and sub-contractors are no longer working in this area so it is likely that these contractors are carrying out work for residents.	No further action.
17.	<b>Broken fencing</b> – further damaged knee rails near Emma Girling Close were reported.	<b>LO</b> to look into this and identify where these are as PH are not aware of this.	Bill Wilson has provided details since the meeting. <b>LO</b> has inspected and established that some of the fencing needs to be replaced and is arranging these works.