

Notes of catch-up meeting with Redrow, Taylor Wimpey & Stone, Wednesday 1 May 2024 held on TEAMS

Present: Ian Jones (Stone), Nick Stevens (TW), Carl Jones (Redrow), Kirsty McCluskey (TW), Brian Westcott (WPRA), Peter Cocker (WPRA), Jim Walsh (WPRA), Jennifer Crew (WPRA)

1. Flooding

JC reported that gardens on Five Ashes and Rowcliffe had been flooded far more than ever before and that complaints had also been expressed by residents of new houses in Kings Moat about the lying water in gardens. NS said that TW had not been able to lay gardens because of the wet conditions, but that this should improve. JC expressed concern that the proposed French drain was not long enough and asked for it to be extended to run along the back of all new houses backing onto Westminster Park as far as the playing pitches. TW to advise.

Flooding on the Wrexham Rd was also discussed. NS explained that a lot of water was coming off the Grosvenor Estate south of the King's School. Investigations suggested that the outflow from the King's attenuation tank ends 2m from the attenuation pond and does not reach the Wrexham Road. 50-60% of gullies on the road were blocked. During the flooding, NS had checked the foul sewer from King's to Rowcliffe Ave using man holes on Kings Moat and found that they were flowing full bore. NS cannot confirm the foul line is carrying storm water bit suspects it may be.

2. Commercial Centre

IJ explained that progress was being made on the commercial centre and that an operator should be signing the title and exchanging by July 2024. They would then put forward a planning application. The Coop are hoping to provide the main store.

3. Spine Road/Infrastructure

IJ said that Welsh Water have still not provided a start date for works on the sewer from the Business Park, Heronsway S but have appointed PP O'Connor as contractor. Work should be completed in 12 weeks.

Now that conditions have dried out, contractors are back working on the playing fields.

The overhead lines passing over the school site need to be moved by Scottish Power. They will only allow outage at certain times of the year. No scheduling information.

NS said the attenuation tanks had worked well during recent rainfall. They are designed for 1500 houses and were not full. Water flow into Balderton Brook should be maintained at say 50L per second (50 l/s was used as an example. NS would need to check the calculations and confirm.) and anything above that should be stored for later release. There are smaller attenuation crates located around the site within gardens and landscaped areas.

The drainage system will be adopted and maintained by Welsh Water.

CJ was asked about the attenuation tanks on the Redrow S73 application for the south end of the development. He agreed to send details of drainage plans.

NS said there are problems with the foul sewer linking Whaddon Drive and Circular Drive. Further roadworks are needed to realign the pipework. Eurogold will carry out works at the end of July.

The roadworks to alter the P & R roundabout are likely to go ahead in July. IJ said that a contractor was in place.

The changes to the Overleigh roundabout are likely to take place early 2025 after the Christmas embargo. A utility survey has been carried out and a tree report to determine which tree should be removed to allow a larger cut through from Hough Green to the Wrexham Road.

4. Housing completions

KM said that TW have completed 343 dwellings of which 323 are occupied. CJ said that Redrow had completed over 200 but would confirm numbers.

5. Next meeting – 7 August