

Bovis Development Progress Meeting – 28 April 2016

Site Progress to date:

Hoping to have the Show Home ready for End of May / mid-June. Some delays slowing work at present.

Discharge of Planning Conditions:

Lighting Condition – still to be signed off by Cheshire West and Chester Council (CWaC) Planners. Low level lighting to be included on site. Some further consideration required adjacent to the footpath off Well Street.

Drainage Condition – still to be signed off by CWaC. Capacity of the system still under review.

Highways Works:

3 New Bus Stops to be installed. Request made by Parish Council that Bovis/CwaC consider a traditional shelter that would better align with conservation area on Chester Road, rather than the modern equivalent which would assimilate better on Springfield Road.

Current Issues:

- 1/ Overlooking of neighbours / location of windows. - Accepted that there will be some overlooking of the garden, but the legal planning separation distances are being maintained. Screening through increased planting is being carried out.
- 2/ Ability to maintain hedgerows will be accommodated.
- 3/ Property Damage. - Bovis will liaise with property owners and assess any reported damage. They will then carry out remedial work if appropriate.
- 4/ Noise disruption. - Working times to be reinforced with onsite contractors. Instructions to be given to ensure generator is switched off overnight.
- 5/ Working at Weekends - This has been conditioned by CWaC and Bovis will reinforce the conditions with the onsite contractors.

Future Work:

Phase 1 (approx. 20 dwellings) off Chester Road will be built first and site made presentable. Once Phase 1 is completed, construction work will continue down the site towards Well Street.

The next major works operation is to build construction road way right through to Well Street. The area at bottom of the site will then serve as a Construction Compound as build

operations continue down from the Chester Road end. No date as to when this will take place yet has been determined.

Consideration will be given to maintaining access for Merediths Coaches during Greenway Lane – Well Meadow road junction alteration works.

In addition the installation of the drainage system through the site and the water catchment pond to an agreed standard will take place as the roadway is being built.

Next meeting date:

26th May