



# Fradley Parish Council

Chair

Glen Bown

Parish Clerk / RO

Claire Crompton



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## MEETING BARRATT HOMES

8<sup>th</sup> March 2024 12.00pm

Barratt's Show Home

Hay End Lane

Fradley

### Attendee's:

Cllr Glen Bown (Chair)

Cllr David Leytham (Vice Chair)

Cllr Mike Ashcroft

Claire Crompton (Clerk)

Will Baggott (Barratt's)

### NOTES

Matters arising from the last meeting.

**24a/11 – Additional school car park.** Outcome of the follow on discussion from last months meeting regarding the additional car park.

- Barratt Homes are still in discussion with the land owner regarding proposed ownership.
- Current access is signed in & out as agreed with Highways.
- Alterations to this may be an issue, Barratt Homes to investigate.
- There will need to consideration in the future to the access should the pub car park go ahead.
- The surface agreed remains as Tarmac.
- There will be 1 disabled parking space to comply with the Government guideline of 6%.

**24a/12 – Cycle access from new estate onto Parish Council land and how this would be landscaped.**

Items discussed:

- Barratt Homes have found no written obligation to do this. No records were found.
- Any works on this project would be a moral obligation rather than a legal one due to the health and safety issues. Clerk will look to see if there are any legal rights of way granted from the new entrance formed by Barratts.
- The Clerk is provide any technical information about cables underfoot.
- The Clerk is to forward any documentation/agreements found.



#### **24a/13 – Lighting of the car park.**

Items discussed:

- The Parish Council are happy with the specs of the proposed lighting.
- Barratt Homes to confirm what contribution they require from the Parish Council towards installing them on the car park outside the FYCC.

#### **24a/14 – Standardisations of Benches & Bins.**

Items discussed:

Installation of bins is scheduled within the next 4 – 6 weeks.

Barratt Homes will be responsible for emptying them until the Management Company take over.

They will be combined bins only, no separate dog waste bins.

They will be black and gold.

Barratt Homes will assess how frequently these will need to be emptied and adjust the schedule accordingly.

Benches, Barratt Homes are happy to change their proposed benches to help offer continuity within the village, subject to a final sign off.

#### **24a/15 – Drainage issues raised by Barrett's with previous Clerk, possibly to do with joining onto FYCC and Village drains.**

Items discussed:

- The Clerk has sent confirmation to Barratt Home for assessing the Village Hall drains
- Severn Trent are looking to upgrade the size of the pipes and the Pumping Station.

#### **24a/16 – Help removing bund that runs along front of railing in play area.**

Items discussed:

- Barratt Homes are looking into this and will look to tie the works in with the cycle path once the issue has been agreed.
- Will Baggott needs to agree this with his superior as there will be an element of cost to them.

#### **24a/17 – Arrangements for the use of the junior football pitches.**

Items discussed:

- All Public Open Spaces are to be handed over to the Management Company.
- All responsibilities will lie with the Management Company.
- The possibility of a booking system is under consideration.
- The question of public access across all Fradley residents was raised.
- Will Baggott will make enquires and report back to the Parish Council.
- Time line for handover to the Management Company is October.

Helping us understand how Barratt's see the development advancing.

#### **24a/18 – Land allocated for POS and how it might be used.**

Items discussed:

- Within Phase 2 there are plans for the following:
  - i. 2 additional play areas

- ii. Orchards
- iii. Ponds and lakes
- iv. Biodiversity area/swale/meadow
- v. Wider footpaths
- vi. Wild flower meadow
- Will Baggott to forward plans for the Public Open Spaces.
- The Parish Council expressed a desire to provide tennis courts for all residents of Fradley. A polite request for consideration of land donation to enable this project to go ahead was discussed.

**24a/19 – Clarification of time scales for the next phase of the development.**

Items discussed:

- Barratt Homes confirmed that they are actively progressing with the next phase.
- There have been many discussions around transport Links.
- An upgrade to Hay End Lane will be the responsibility of either Barratt's or Leavesley.
- This will include 2 way build outs, traffic lights on the bridge, widening of the road.
- Barratt Homes current position on Hay End Lane is, there is to be a brief pause but with a view to continue.

**24a/20 – How the Barratts development is going to tie in with the Canalside development.**

Items discussed:

- Currently, the Leavesley development planning application is further ahead than the Barratts phase 2 planning application.
- Will Baggott is to forward current plans.

**24a/21 – Current situation regarding the School site.**

Items discussed:

- Barratt Homes are still currently progressing with their plans to provide an additional primary school.

**24a/22 – How the cricket, football and Pavilion will be managed and the time scales.**

Items discussed:

- These additional recreation facilities will be built towards the beginning of the next development should planning be approved.
- If phase 2 achieves planning permission, the a cricket pitch, adult football pitch and pavilion will be built. The Pavilion will include a bar, small kitchen area and male and female changing facilities.

**24a/23 – Planters at Car Park currently where Sales office used to be.**

Items discussed:

Barratt Homes will look to enhance the planters on their next scheduled maintenance plan.

**24a/24 – Any Other Business**

Items discussed:

- Barratt Homes to explore the potential of temporally repurposing the designated pub site into public open space, accessible to all residents of Fradley until a buyer for the land is found.

Date of next meeting was arranged for 25.04.24, 12.00pm at the Barratt show home.

