



Meeting Summary & Agreed Actions

Buckland Brewer Parish Council & Allison Homes

Wednesday 22nd February 2023

Buckland Brewer Methodist Chapel

Original Actions – Blue

Updates - Green

Attendees:

BBPC: Barbara Babb, Jim Lowe, Richard Hooper, Trevor Mills, Frits Takken, David Watson, Jo Miles (Clerk)

Allison Homes: Michele Jones (Head of Sales) and Andy Cattermole (Head of Planning)

Purpose of the Meeting & Overview

The meeting was an informal discussion to open dialogue between Allison Homes (AH) and Buckland Brewer Parish Council (BBPC). It was a closed meeting without public attendance or participation.

The Allison Homes representatives were asked to give a brief overview of the Company. Andy Cattermole advised that it had originated from a very small construction company (Larkfleet Homes), which had been bought by an American investment company. AH has 2 shareholders and is part of the Larkfleet Group of Companies. The Company has an ambitious growth plan and is aiming to increase UK production to 2-3k units p.a. within 5-6 years. The Tiverton office will be responsible for building around 500 of the units p.a., within the same timeframe.

Jim Lowe advised that BBPC was fully supportive of growth within the parish. He highlighted that the parish settlement plan (published in 2013) was aimed at attracting additional people into Buckland Brewer to retain community facilities such as the shop, pub and school. However, having four construction sites in progress simultaneously had proven to be very difficult for residents.

AC highlighted that, in practical terms, Allison Homes is a very new company. Almost all employees are also new to the business (less than 12 months tenure) and this has contributed to some of the challenges seen within Buckland Brewer. AC gave an unreserved apology for the issues that have arisen and acknowledged that communication and general engagement had been very poor. It was stressed that both AC and MJ are fully committed to working with BBPC to ensure that there is regular, constructive dialogue in future. AH will also be implementing immediate steps to address current problems and mitigate future ones.

Discussion Summary and Actions agreed:

1. Signage:

- a. Name of the development - Foxglove Close. This name was confirmed to be for marketing purposes only. The formal name will be Cross Park, as previously requested by BBPC and agreed as part of the planning process. (Development is being built on Cross Field.)
- b. **AH will investigate whether signage can be implemented to direct commercial vehicles along more appropriate routes.** E.g. Contractors are accessing Buckland Brewer via the Glen road (from Catsborough Cross). The road is unsuitable for HGVs as it is winding, narrow and steep, plus damage is being caused to a small bridge which was not built for large vehicles.
AH Update: A review of site signage is being undertaken to ensure that we are directing



construction traffic in the right manner. This is an ongoing process and further signage will be erected as required so as to ensure that signs are clear for delivery drivers etc to inform their journeys to site. This is an ongoing action for AH which we will regularly review and monitor.

2. Housing Association – BBPC will be notified when AH has selected a housing association. AH is currently going through a formal tender process and a decision will be made around the end of February. AH Update: Assessment still in progress.
3. Purple Fish – It was clarified that Purple Fish is a PR/Marketing company engaged to support the sales activities – PF was the sole contact point for BBPC initially. It was acknowledged that this had contributed to some of the early communication issues and AH representatives will engage directly with councils from the outset for future developments.
4. Roads:
 - a. The amount of mud on the roads is causing a lot of upset (photos provided). AC acknowledged that the excavation of a pond caused a huge amount of “cart away”, adding to construction traffic and mess. The excavation is almost complete so the amount of soil being removed will reduce significantly within around 3-4 weeks. In the meantime, a water bowser and high-pressure hose has been installed to wash wheels prior to leaving the site. It was also suggested that “Mud on Road” warning signs would be helpful. AH Update: 5 number 'Mud on Road' signs have been ordered and will be displayed around the village on receipt of the same.
 - b. Once the pond excavations end:
 - i. A tarmac road can be laid within the development. This will ensure vehicles no longer drive over mud when accessing the site. AH Update: The road through the site should be completed on 9 March (weather permitting) and once open we will then undertake the final elements of the site cartaway. We anticipate that the main cartaway should be concluded by end March but we are limiting movements in the short term until such time that the road has been finished on site.
 - ii. Street parking was acknowledged to have caused problems so additional contractor parking will be created at the back of the site. In the meantime, the site manager is monitoring parking around the site to ensure residential parking is not blocked. AH Update: The new contractor car park has been completed and is being used.
 - c. The problems relating to traffic volume are exacerbated when multiple lorries are trying to enter and exit the site simultaneously as they get stuck trying to turn around, block roads while waiting, park on pavements etc. AC/MJ will investigate whether it is possible to stagger vehicle access to the site to alleviate some of the problems. AH Update: We have reminded our contractors of the need to try and stagger movements. This can be challenging but again we will continue to monitor and seek to control this as much as possible.
 - d. AC confirmed that an extensive road survey was conducted before work commenced. The surface will be reinstated to the same condition when the development is finished.
 - e. A financial contribution of £500 per unit was built into the planning regulations for phase 1 to install additional passing places on Orleigh Hill. DCC (Highways) is responsible for road widening but AH will make the payment immediately (earlier than obligated) and AC will also contact DCC to help BBPC to expedite the work. AH Update: I have emailed Devon County Councils legal services department (email attached) asking for the relevant invoice to enable us to settle the same. On receipt of the invoice we will arrange payment and I will confirm to

you at such time that the monies are paid so we can seek to liaise with the County Council to arrange payment as required.

- f. Clarification is needed whether Orleigh Close has been adopted. AC will check the AH planning consents. AH Update: Orleigh Close is an adopted highway.
5. Contractors: Concerns were raised regarding contractors visiting the site, e.g. speeding, inconsiderate parking etc. AH will write to all contractors and will set out its ongoing requirements. Contractors will be put on notice that they will be fined £100 for every breach and that any monies received will be donated to BBPC, for the benefit of the community. BB residents will be asked to provide proof and details of any such indiscretions: Photos, date/time, vehicle ID/registration etc to be able to identify the company/driver concerned. AH Update: We have issued an email to all our contractors and highlighted to them that fines are now in place. Should vehicles be parked on the verge or speed then we will need details of the date, time, registration number and any indication of the company name to enable us to challenge the indiscretions. You will recall that you provided us with a photo of vehicles parked on the verge at Orleigh Close and we have been able to use those images to pursue a fine against that company.
6. MJ confirmed the first house is expected to be occupied in May/June.

Next Steps:

7. Escalation process. JM will be the BBPC liaison point (and for residents) and will liaise with MJ for AH (copying AC) to share information/escalate issues as needed.
8. A schedule of works will be provided to BBPC to help to resolve local queries and communicate information regarding agreed action. AH Update: the key program elements have been set out but if there are any further details required then please advise. We will of course notify yourselves of the anticipated sales launch etc at the appropriate time.
9. Contact details for the AH site manager will be provided to BBPC. (The site manager has been very proactive and positive feedback had been received. He will continue to be the first point of contact.) Complete
10. A follow up meeting will be scheduled in around 8 weeks' time to discuss progress. JM to send potential dates. A public meeting may be held later if needed, subject to agreement by both parties. DNM agreed: Thursday 20th April '23