

Elan Homes and Elford Parish Council Meeting notes – 9.3.21

The meeting took place at the site off The Shrubbery between Phil Turley, Chair, Margaret Jones, Clerk, Dave Hill, Flood Warden and the Site Engineer, Charlotte Shaw and Construction Manager, Ian Brettle of Elan Homes.

The aim of the meeting was to establish communication between the developers of the site and the Parish Council to facilitate passing information to residents. It would also enable local knowledge to be shared prior to and during the development of the site. Information on residents' concerns and the solutions to these could then be shared. A very positive discussion took place.

Due to recent reports and concerns raised at Parish Council meetings about flooding from the site onto Eddies Lane, The Beck and The Shrubbery, Dave Hill attended to make proposals on how the drainage from the site could mitigate flooding during heavy rainfall events.

The current status of the site was that the archaeology contractors had been working for some weeks, the excavations had taken longer than expected and although work was currently on hold it was not known when it would be concluded. The contractors had made some attempts to improve flooding caused by run off when they began digging, with limited effect.

The engineer confirmed that negotiations were ongoing with Severn Trent Water regarding the adoption of the drainage system and routing of the outfall. The Parish Council, along with the District and County Councils, needed to confirm that it did not wish to be responsible for the maintenance of the SUDs pond on the site.

Clearance of trees from the bank opposite the picnic area had taken place in readiness for construction of the access road and drainage outfall towards the river which would take place before any construction in the field. Dave suggested that the outfall could be constructed under the car park rather than as previously agreed closer to The Osiers.

A walk over the site took place and Dave made suggestions about the ideal position of the SUDs pond and proposed solutions to holding storm water to avoid the risk of local flooding. The final drainage plans were not yet available, it was agreed to consider Dave's helpful recommendations, and to share these plans when they have been reviewed.

The site was expected to be constructed in phases, which would minimise run off from the cleared surface, with work hoped to commence by the end of the year. Work programmes and timescales would be shared when available and it would benefit everyone to keep disruption to a minimum.

It was agreed that Elan Homes would keep the Parish Council informed and that questions should be channelled to Elan Homes via the Parish Council who could then inform residents of the responses to issues raised. Elan Homes acknowledged slow or absent responses by colleagues to residents' enquiries, some of which was due to communication with their contractors and agreed to correspond in a timely manner going forward.

Both groups found the meeting constructive and helpful, and felt that working together would help to make the development beneficial for the village.