

AGREED ACTION PLAN – 29th March 2022 (V2 4/4/22)

PLANNED TIMESCALES –

Water Bowser Test – April 2022

Bi-monthly Bloor updates – end May, July, Sept, Nov 2022

Remedial Work - April to September 2022

Start Handover / Snagging Process – Autumn 2022

Complete Handover to Management Company – January 2023

PHASE 1

A. Grass Slope Landscaping and SUDS/Drainage

Grass and flower landscaping on slope will be picked up by Paul/Bloor during handover process as will nearby unseeded areas.

Plants on rain garden were as submitted for approval under 3023/20/ARC, which is yet to be signed off. (Landscape Specialist's support for discharge of C3 was confirmed 13/11/2020).

Rain garden and surface water had been well tested after wet winter. Surface water has been tested but ground water has not. Despite some heavy bursts of rain, the water table did not rise sufficiently to trigger the springs during the winter. It the effect of these springs that is the main concern. PR advised that in the event of a suspected SuDS failure, the matter would be referred to Bloor.

Bloor to arrange a bowser test on this slope soonest, to be witnessed by Ross

B. Attenuation Ponds and Ditches

Poor standards of hoggin paths and grass on both phases to be upgraded by Bloor prior to handover process

Bloor to investigate the water level in the upper attenuation pond as the plan shows a permanent water level for treatment. Objective to remove the grass and provide a body of water for safety and biodiversity . Outcome of survey to be shared prior to remedial works. Also check for hay bales to ensure the construction phase drainage measures have been fully removed.

Plants around pond edge to be retained and replanted if damaged/removed during tests. Margin planting to be improved.

Bloor to investigate the link ditch between the upper and lower ponds. This section has been made deeper than constructed due to scour. Levels to be reinstated to be 1m max depth and provide additional anti-scour protection. Details to be agreed between Bloor / SHDC before works proceed. A green option was preferred.

C. Informal Play Area

Bloor to replace small rocks with proper safe boulders for child play

Hazel trees have been planted

Bloor to review grass on “snake” and slope gradient to encourage more use

D. Hedge Banks

Bloor to plant whips during autumn planting

E. Open Space Paths

Bloor to improve poor standards of hoggin paths and grass on both phases, to be upgraded by Bloor prior to handover process

PHASE 2

A. Open Space/LEMP Landscaping

Bloor confirmed that all landscaping in phase 2 has not been completed, but will complete prior to autumn handover process

B. Open Space Paths

Bloor to improve poor standards of hoggin paths and grass on both phases, to be upgraded by Bloor prior to handover process

Bloor to check subsidence of pond path prior to handover process

Bloor to check pond bank subsidence and confirm that it is just minor surface slip from additional fill rather than a structural failure. Provide remediation details to ensure it doesn't happen again.

C. Open Space Steps

Bloor agreed handrails on steps to Open Space were unsafe so will arrange substantial timber replacements. Construction details of handrails to be submitted for LPA approval prior to installation. Hoggin path to be resurfaced as well

OTHER POINTS

If Bloor could inform Dai when remedial works start, to update group. Bloor confirmed a landscape contractor has been appointed.

Remedial works to be maintained to ensure a progressive approach to reaching a handover standard across the entire site.

Paul asked if Bloor would provide goodwill financial support to Management Company and residents as two companies created with ongoing financial commitments. Bloor would respond to request

TUESDAY 29th MARCH 2022 – 1000 hrs On Site

PALM CROSS, MODBURY – MEETING WITH BLOOR HOMES

Attendees

Chris Davis – Bloor Homes Engineering Manager

Dai Antill – SHDC S106 Officer

Bryn Kitching – SHDC DM Planning Officer

Amanda Urmson – SHDC Landscape Specialist Officer

Alexis Huggins – SHDC OSSR Specialist Officer * Did Not Attend

Trevor Pearce – SHDC Planning Enforcement Officer

Ross Johnson – SHDC Drainage Specialist

Colin Whybrow - Modbury Parish Council

Barry Keel – Modbury Parish Council * Did Not Attend

Paul Rayment – First Port (Management Company)

Agenda

PHASE 1

- D. Grass Slope Landscaping and SUDS/Drainage
- E. Attenuation Ponds and Ditches
- F. Informal Play Area
- G. Hedgebanks
- H. Open Space Paths

PHASE 2

- A. Open Space/LEMP Landscaping
- B. Open Space Paths
- C. Open Space Steps