

DEVELOPER ISSUES

DEVELOPER REPORT 14/10/24

DATE	REF	DETAILS	LOG HISTORY	STATUS
27/09/2023	Resident Complaint Gary H	<p>I am writing this email to you in hope that you can assist with an issue I have regarding road noise and pollution.</p> <p>The issue came about as a result of the construction of Fairfield's estate, David Wilson (house builder) removed a large part of an established hedgerow that bordered the V4 wailing street.</p> <p>The section of hedgerow removed was originally communicated to be reinstated upon completion of the building phase of Flora Garden (Fairfield's).</p> <p>Upon completion of the building phase, David Wilson planted a single row of a single species of plants, as I'm sure you can appreciate this neither constitutes a hedgerow or makes any impact on the reduction of road noise and pollution.</p> <p>Both myself and my neighbours have contacted David Wilson regarding this matter on several occasions without success.</p> <p>The stance of David Wilson is that there is a gas pipe which runs along the line of the footpath in turn preventing and additional planting.</p> <p>We feel this response is purely a palm off and cost saving exercise as there is not only plenty of room between the line of the footpath and the V4, but equally plenty of shallow rooting species of plants that could be added to the existing row of plants to make a more diverse hedgerow.</p> <p>The section of missing hedgerow is on the right hand side of the V4 Northbound between the Fairfield's roundabout (Apollo Ave) and Galley Hill Roundabout.</p> <p>Having lived in Milton Keynes all my life and watched the city grow, it is very evident that there has been very considered planting along all the grid road system to prevent such Issues with noise and pollution.</p> <p>The section of the V4 in question is not in keeping with the rest of Milton Keynes.</p>	<p>02/10/23 Forwarded to PvG.</p> <p>02/10/23 PvG responded, will find further details.</p> <p>02/11/23 GH asked for update.</p> <p>20/11/23 Clerk put in another holding email.</p> <p>20/11/23 Clerk researched MKCC Planning Portal for docs, not available.</p> <p>20/11/23 Clerk chased PvG for info.</p> <p>11/04/24 SS: There is a long history of emails from our customer care team on this dating back some time. It may best to discuss this one over a teams call so you are fully up to date.</p> <p>25/04/24 Clerk sent SS email regarding suitable time to meet on TEAMS.</p> <p>11/06/24 Call with SS to discuss details.</p> <p>17/07/24 Clerk requested a copy of the pipeline map.</p> <p>10/09/24 Clerk requested again.</p> <p>18/09/24 SS sent over the map, Clerk to send final response to resident.</p> <p>19/09/24 asked PvG again for a copy of the planting plans for this phase.</p> <p>22/09/24 GH asked for an update.</p> <p>25/09/24 Clerk responded to GH.</p>	OPEN
12/10/2023	FC23/24-98.3	<p>Land Responsibility-Old Reservoir</p> <p>Resident asked, whose responsibility it is to maintain the piece of land at the corner of H1Ridgeway and Watling Street, next to the big play park, which has temporary fencing around it. Fencing is not secure in places. Clerk confirmed she would find out and respond.</p>	<p>15/11/23 Land is owned by B&DW, Clerk sent and email to Simon Steer asking what the developer intends doing with this land.</p> <p>19/12/23 SS confirmed B&DW has no plans for this area, SS will review the fencing situation as would like to upgrade from the Heras in place at the minute.</p> <p>02/01/24 Clerk reverts back, concerned that this land will just be left once B&DW leave site. Clerk has asked MKCC (PvG) if B&DW has any obligations regarding this land.</p> <p>11/04/24 SS: I have raised with my directors in how we want to address this concern.</p> <p>22/04/24 Clerk forwarded a complaint regarding H&S, copied in by Stony Stratford Council.</p> <p>22/04/24 SS confirmed he has asked a contractor to secure access into the bunker and will confirm once done. The developer team will be repairing the fencing ASAP and SS will visit the site 23/04/24 to check the status of securing this.</p> <p>10/06/24 Access to bunker has now been secured with metal plates. Hegarty are the end users to look after going forward. Before they take handover, developer need to clear the area, review any potential risks and remove, review all trees and then replace the Heras fencing with a 3 bar fence. This works will happen towards the end of the year.</p>	OPEN
12/10/23	FC23/24-103.3	<p>Carpark Barrier off Maximus Court.</p>	<p>11/07/23 Clerk asked SS who is responsible for carpark.</p> <p>11/07/23 SS confirmed still in ownership within Barratt Northampton, will transfer to MKCC then parish.</p> <p>18/07/23 Clerk asked PvG to look for funding from S106 pot for barrier as Council not going to fund.</p> <p>18/07/23 PvG confirmed OK however, SS to sort out before handover, will reduce number of transactions.</p> <p>09/11/23 SS will chase Commercial Team.</p> <p>27/02/24 Clerk asked SS for an update.</p> <p>11/04/24 SS: With my commercial team to raise an order and instruct.</p> <p>10/06/24 SS has chased commercial team again.</p> <p>14/08/24 Carpark barrier has been installed, Clerk requested a combination lock is put in place.</p>	OPEN
12/10/23	Simon Steer	<p>Shops</p>	<p>12/10/23 SS confirmed shops are still due to complete in June 24 as programmed.</p> <p>07/03/24 SS confirmed that the shop will be TESCO and their practical completion (fitout etc) date is Aug 24 however, this is not under the control of DW&B.</p> <p>17/04/24 Clerk asked SS if he had any update on the Café/coffee shop.</p> <p>17/04/24 SS confirmed will be marketed soon, any interested parties need to send their details to: ianleather@brayfoxsmith.com</p> <p>10/06/24 Smaller unit on the market, no end user confirmed to date.</p> <p>10/09/24 Clerk requested an update.</p> <p>18/09/24 SS confirmed there has been a delay due to construction of roof. Awaiting confirmation of new opening date.</p> <p>18/09/24 Cafe, interested parties currently being reviewed.</p>	OPEN

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01/02/2024	Simon Steer	Containers	<p>01/02/24 Clerk asked SS if there would be the opportunity to look at taking on some of the Barratts containers when they leave site and what would the cost be.</p> <p>01/02/23 SS, Noted and will raise with the management team on this item.</p> <p>11/04/24 SS: Yes there is an option, would be useful to review the site compound what containers you are after so we can agree on is.</p> <p>25/04/24 Clerk asked SS to confirm convenient date and time to meet on site.</p> <p>17/06/24 Clerk met with SS to view containers. SS to see what the situation would be regarding moving containers and any costs associated with that.</p> <p>22/08/24 Clerk requested an update.</p> <p>18/09/24 SS confirmed he is waiting to hear back from commercial team.</p>	OPEN
02/02/2024	Simon Steer	GSN Exclusion Fencing	<p>02/02/24 Clerk asked Simon to confirm how long the GSN exclusion fencing has to stay in place on Fairfields?</p> <p>02/02/24 SS-I am in discussion at the moment with Three Shires to remove. Once I have any further update I will let you know.</p> <p>11/04/24 SS: We are in the process of instructing a company to remove this, once I have dates on any sections being removed I will advise accordingly.</p> <p>10/06/24 SS: no further update.</p> <p>10/09/24 Clerk requested an update.</p> <p>18/09/24 SS confirmed they are still waiting for a date from 3Shires to remove the barrier.</p>	OPEN
01/02/2024	Simon Steer	Landscaping Areas of Ownership	<p>01/02/24 Clerk asked SS-Do you have an updated map you can share, that shows all the landscaping areas, who currently manages them and timeline for handing over to The Parks Trust, where appropriate.</p> <p>01/02/24 SS-I will get this updated and issued over.</p> <p>11/04/24 SS: See attached Maintenance Responsibility Plan, see Parks Trust Transfer Plan I am pushing through first for which I hope to get handed over in the next couple of months.</p> <p>10/06/24 SS: no updates.</p>	OPEN
13/02/2024	Resident Complaint Ryan	Dumped Rubbish + raised drain	<p>13/02/24 Clerk forwarded images and map sent in by resident (Ryan), to SS.</p> <p>11/04/24 SS: Noted will review on site Monday.</p> <p>10/06/24 SS: rubbish cleared from ditch, await confirmation regarding raised drain.</p> <p>10/09/24 Clerk requested update.</p> <p>18/09/24 SS noted and has chased for a repair.</p>	OPEN
07/10/2024	Resident Complaint	Red Brick Parking Developer to change certain visitor parking areas from red brick to grey brick.	<p>07/10/24 Clerk requested to meet on site with Stephen Crane.</p>	OPEN
14/10/2024	Report IT	Ditch-Maximus Drive Blocked ditch, does not flow under bridge.	<p>14/10/24 Clerk reported to Stephen Crane.</p>	OPEN