

DEVELOPER ISSUES

DEVELOPER REPORT 13/03/25

DATE	REF	DETAILS	LOG HISTORY	STATUS
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 an 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	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> <p>21/10/24 Clerk requested update on progress.</p> <p>11/11/24 requested update from developer.</p> <p>22/11/24 chased again for an update.</p>	OPEN
01/02/2024	Simon Steer	<p>Containers</p>	<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> <p>11/11/24 requested update from developer.</p>	OPEN
02/02/2024	Simon Steer	<p>GSN Exclusion Fencing</p>	<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> <p>11/11/24 requested update from developer.</p> <p>12/11/24 Developer has contacted Three Shires to confirm extent of allowed removal; fencing near The Sports Hub can be removed however, just looking to understand from them the full extent.</p>	OPEN

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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> <p>11/11/24 requested an update.</p> <p>12/11/24 Stephen confirmed he has placed a request for the plan to be created.</p>	OPEN
13/02/2024	Resident Complaint Ryan	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> <p>11/11/24 requested update from developer on raised drain.</p> <p>12/11/24 response received: The subsidence around the manhole at the side of the ditch was made safe soon after being reported. The section of gravelled footway will be totally replaced during the remedial works to be undertaken with Milton Keynes Council</p>	OPEN
14/10/2024	Report IT	Ditch-Maximus Drive Blocked ditch, does not flow under bridge.	14/10/24 Clerk reported to Stephen Crane.	OPEN
18/02/2025	Dead Trees	Three dead trees at the bottom of Gladius Grove.	19/02/25 sent email to Barratts for clarity of ownership.	OPEN
05/03/2025	Flooding	Flora Gardens: The road by Flora garden gets flooded when it rains heavily or rains for a long time (see photo). It can and has previously flooded one side of the road completely. Barratt Homes should have put a drain at this point as it always flooded there when they were building the flats on the corner of Cicero Crescent.	<p>05/03/25 sent email to Barratts.</p> <p>06/03/25 met with JT who confirmed he thinks they have paved over a gully, which they will investigate further.</p> <p>06/05/25 updated resident.</p>	OPEN
06/03/2025	Road Markings	Road marking and safety in the area by the new Tesco store, as well as the Bridle Way markings.	06/03/25 Clerk asked for maps on road markings planned once the final surface has been completed.	OPEN