



## Pembroke Park (Formerly RAF Eastcote) Progress Report October 2010

The following is based on our regular meeting with the site manager of the Developer George Wimpey, part of TaylorWimpey (TW).

**Please circulate this update to your neighbours. If you know of any neighbours or local residents who would like an email of this monthly update please send us their email address.**

### Progress at 15th October 2010

#### General

The site is divided into a northern and a southern section by a fenced public footpath.

*Repeat from last few report due to no change :-* (The situation with regard to the possible transfer of part of the northern site to Bellway Homes (53 flats/houses) planned for November 2009 **still** remains unresolved and thus no work has started in this area by Flag Walk and Azalea Walk). This situation looks likely to remain for some time.

The proposed 3 No. new planning applications by TW have been validated, for an increase in the number of units on the site by a further 15 house/flats (now up to 400 units from 385 units). The 3 new applications are generally as per the public meeting last year. The applications include many small changes but the main items can be split:-

Southern Section:-

- 1, extra house facing onto Kent Gardens (by Lime Grove) - a large proposed detached house is being changed to a pair of semi detached houses.

Northern Section:-

- 5, extra flats in the roofs of Blocks C, D and W near the current site compound and visitors centre near Eastcote Road and 2 extra houses in the same area made by reduction of house size of 2 houses to make 4 houses and also Block A slightly resited.
- 7, extra 3 & 4 bed houses within the site near the central footpath close to the point where the main site road crosses the footpath. This is accomplished by reducing some of house and plot sizes in this area.

These are very complex applications with many minor changes.

You can read the full details of these planning applications via the links in the email with this report.

The main items are covered in the Planning Statement (particularly pages 8 to 10) and the Design and Access Statement

ERA will be objecting to these applications, particularly on the grounds of increased site density and overlooking of properties on Eastcote Road/Spring Drive.

If you wish to comment on this application please do so via the planning website for all 3 applications.

The only general complaints/queries received since our last report (which we are aware of) related to:-

- Flooding of No 2, Spring Drive.
- Light pollution from lights in unoccupied houses at the rear of The Sigers (for security purposes) –TW will attempt to limit problem.
- Overgrowth of large original trees on the boundary –TW are not allowed to touch these trees without a formal application to the tree officer.
- The continuing ERA complaint to Hillingdon Council that work is underway on fencing the main public footpath without clear plans of how it will become the proposed 3 metre wide, lighted and secure footpath/cycleway. This is **still** not resolved although it has been raised to the highest level in Hillingdon Council.

Site traffic on Lime Grove has greatly reduced and the vehicle access from Lime Grove to the northern site across the public footpath has been blocked off to deter site vehicle access to the southern section.

The incorrectly positioned 5 new trees by the footpath behind 77/79 The Sigers – have been relocated.

Three different road works are planned on Eastcote Road near the Visitors Centre but the timing is dependent on not blocking the entrance to the Visitors Centre. .

- Veolia the water authority - to connect the site mains to the mains on the north side on Eastcote Road. This work was planned for the weekend 21st/22nd August and it did commence then, but there was an unexpected problem and the work is delayed.
- Road works which will be carried out by TW for the zebra crossing and entrance road was approved at the North Planning meeting on 11th October 2010 and is likely to commence soon and could cause congestion on Eastcote Road.
- There has been no work started yet on the gas main which passes through RAF Eastcote from Eastcote Road to Lime Grove.

### **Northern Section (from Eastcote Road to the central public footpath)**

Construction work on 36 affordable and shared equity houses in the northern section - Block E (plots 225-235) behind Spring Drive, houses on plots 253 to 258 and block F (240-252) and the houses on plots 236 to 239, behind Flag Walk -are all at roof level. Although these units are likely to be complete in early spring 2011 occupation is not anticipated before autumn 2011.

Construction is continuing on the houses in the main crescent road (Flowers Avenue) starting from plots 338 to 341 which are at first floor level and 342 to 349 which are at foundation level. Houses 284 to 277(with 282 being a show house) are at roof level. When the show home is complete the area around will be landscaped and finished with car access via Lime Grove until the properties north of the new show house are complete

Planned work on the basement car park of the large block of flats, block V, (plots 350 to 375) near the footpath and Highgrove House did not start, as expected, in July due to design delays. The start is still expected in October/November with completion at the end of 2011.

Due to the siting of the Visitors Centre and with the site compound moved to the area, work on block W on the Visitors Centre site and Blocks A1, C & D behind Pretty Cottages (near Fore Street junction) will all be delayed for some time.

### **Southern Section (from Lime Grove/Kent Garden to the central public footpath)**

All work on the southern section is substantially complete except plots 1 to 4 on Kent Gardens (see below) which have not started and blocks H1(units 75 to 70) , H2(units 71 to 81) and J(units 18 to 23), by the footpath, which are at roof level and should be complete by the end of the year. Work on plots 1 to 4 is likely to start in the New Year.

The following plots are now occupied:-

- 5 to 17 behind Kent Gardens
- 24 to 26 & 30- 36 near Lime Grove entrance
- 126-130, 132-134, 181 to 198 behind Deane Way
- 147 to 149, 151 to 166
- 83 and 89 to 92 backing onto the public footpath

Occupation in September:-

- 84 to 88 backing onto the public footpath

Occupation of the Housing Association properties has still not commenced as planned due to delays in handover between TW and A2 Dominion (the Housing Association). These are Block U (plots 199-203), plots 109 -125 behind 15 to 25 Deane Way and 25-55 The Sigers, Plots 93-108 behind 57 to 79 The Sigers and along the footpath near 34 to 36 Azalea Walk and Blocks K, M, Q and R.

All are substantially complete.

Basic work on the Community Hall in Block M is complete but Hillingdon Council **still** appear to have made no proposals/decision of how this is to be fitted out.

Work on the adjacent central play area/central green (Enigma Square) is complete except the central specialist play area (LEAP).

The last of the street lighting should be installed this month and the CCTV including that in part of the public footpath should be installed by November/December. The CCTV will be connected to a recorded system within the site.

Any complains about things happening on or near the site - contact the Site Manager Mark Leahy on **01895 676754 (new number)** or mobile 07906 586189(emergency use only) and let Chris Groom-ERA (tel: 8866 0985) know the details by phone or email.

**The next report will be in December**

**Chris Groom**