

MEETING WITH BARRATT DEVELOPMENTS 070525

Attending were DH, ABR and Stuart Menzies (local resident), Andy Gargan of Barratt and a rep from Mulholland.

Piling: There will be four periods of piling, each lasting 3-4 weeks, and this will be taking place on the southern part of the site. There will inevitably be noise when this is being carried out. They will send CCC information on this, and will inform the local community.

They will have Noise Monitors working on site very soon.

Drainage: In the next couple of months they will connect temporarily to the existing pipe (travelling west) for the SUDS run off. The new pipe westwards will be constructed 16 months or so from now – perhaps September 2026. They expect the first houses to be completed in late Spring 2026.

Sewerage: This will be partly gravity fed and partly pumped. The top of the site above Douglas Dr will be gravity fed to Douglas Dr; the part between Douglas Dr and Links Dr will be gravity fed to Links Dr; and the part south of Links Dr will be pumped up to Links Dr. There will be **no** storage of sewerage, and it will be constantly pumped.

New houses can't be occupied until the sewerage is in place.

Earthworks: The main earthworks will be completed within the next 3-4 weeks, after which most of the heavy equipment will be taken away from the site.

Housing: There will be three developments – Barratts, David Wilson Homes, and the Affordable Housing – which will take place concurrently. Barratt will build the Affordable Housing, for either the Council or Kingdom Housing Association.

Roads: They were puzzled by the statement by Lesley Craig that they had not applied for consent to move the 30mph sign. It was AG's understanding that they had applied in the usual way. I will check with Lesley Craig.

The access currently being used for the site will eventually be the principal residential access, and a new construction access will be built soon, after which the residential access will only be used by residents and visitors. They confirmed that, apart from the first few days, the farm road north from the A994 has not been and will not be used for accessing the site, but it had to be accessed initially until they had completed the access now used.

Working Hours: these were confirmed to be 8am – 6pm on weekdays, and 8am – 4pm on Saturdays, although it was unlikely that there would be working after noon on Saturdays.

Wheel Washing: This will be going in next month. As none of the construction vehicles are going on/off site at the moment, there is no need for this until the large Mulholland vehicles are finished, and normal construction traffic commences. It will be going in next month.

SUDS Pond: This will be started next month. It will initially be half of its final size then enlarged later. There will be a gravity feed westward towards Cairneyhill.

Bogwood: There will be a pipe going into the Bogwood, as there is now, to ensure that it is fed with fresh water to maintain the ecosystem.

Gas Pipeline: They have exposed the gas and Ineos pipelines at the point where the drainage pipes will cross, and they confirmed that the drainage will have to be done under the supervision of NTS. The new drainage piper will be fed via a “Hydroflow” valve, which controls the amount of water which goes along the pipe to keep it within acceptable limits. There will be a 600mm pipe leading to that, with the main pipe westwards from the valve being 300mm.

Road Works: They will be doing some work on the A994 from 25 August, and they will have traffic lights on the road when doing that. They pointed out that one of the utility companies will be working on the road prior to that (on work unrelated to the development) and they will also have traffic light controls.

Future Meetings: It was agreed that we would meet fortnightly in future. They will deal with the Community Council as their principal contact, and the Community Council will cascade information to the community via the Crossford Residents Page on Facebook, and our website. We will look at whether we can have a dedicated space on the Residents Page for Barratt Developments information.