

**QUEEN ELIZABETH PARK, GUILDFORD,
DEVELOPMENT MEETING
HELD ON MONDAY 31 MARCH 2003 AT 7.00 P.M.
AT THE HOLIDAY INN, GUILDFORD**

Present: Representatives from Laing Homes, STAG Chairman and Committee, Local Residents

No	Item	Action	Date
1 (i)	J Dennis, Laing, opened the meeting at 7.15 p.m. and stated that the main issues to be discussed were:- (a) The final two phases of the residential development, Nos. 6 and 8, (b) Update on the Doctor's Surgery/Mixed Use building, (c) The Community Centre, (d) Update on the amount of money pledged towards the centre (e) Traffic issues.		
2 (i)	Laing Homes gave a presentation of Phases 6 and 8 which was followed by a question and answer session.		
(ii)	It was confirmed that the start date for commencement of the above would be August/September, 2003.		
(iii)	No interconnecting paths or cycle paths were shown on the diagrams but they would primarily be through the open spaces and the orchard.		
(iv)	The original plan and layout proposed 18 months ago had been changed after taking on board the comments and suggestions made by STAG. Re-actions to the new proposals were invited.		
(v)	Queries were raised as to the integration of the "affordable housing" into the main sites and Laing stated they had done their utmost to blend these houses into the scheme.		
(vi)	It was agreed that the new proposals were an improvement on the first phases where the "affordable housing" looked obvious (Stalag 14)!		
3 (i)	Traffic Issues – Several complaints were raised regarding the site traffic going the wrong way down Burden Way and Grange Road. One in Four go the wrong way, drivers park in the lay-bys using their mobile phones, Lorries have their engines ticking over at 0630 a.m. the speed of lorries going over the humps was excessive (Matthews – no problem). The speed also created large amounts of dust. Mud has been a problem and now dust storms were being experienced up to 3 minutes after the lorries had left. It was agreed by Laing that they would raise all the issues at a meeting to be held next week and remind the Contractors of their responsibilities, establish the ground rules and the Health and Safety issues.	Laing	7.4.03
4	Construction of the Commercial Site – Further to discussions in previous meetings a request was made to establish an earth bank as work was now being carried out on the car park area and earth was being removed. Laing agreed to revisit this item.	Laing	
5 (i)	Health & Fitness Centre – Concerns were again expressed regarding the need for security and lighting. Laing had made these proposals but were unable to force these conditions through.		
(ii)	Health & Fitness Centre – It was unclear from the plans as to the levels and height. Queries were raised as to whether it would loom over the property in Grange Rd and Saffron Platt. Laing stated that this would be contrary to the plans seen previously.		
(iii)	Health & Fitness Centre – Boundary/positioning requires clarification and a request made for this to be in the outline plan.		
6 (i)	Queries were raised regarding off-site works, Salt Box Road works, Pig Alley. Junctions were subject to Traffic Regulation Orders which Surrey County Council control – (Contact: David Taylor). The process of technical drawings, TR, Safety Audit process, 278 time scales were discussed. It was understood that it would take 6 – 12 weeks to finish. There have been objections to the Surrey C.C. of the 40 mph speed limit.		

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(ii)	Traffic Lights – Salt Box/Grange Road will go in but have to go through the consultation process.		
7 (i)	Stoughton Railway Bridge – improvements were needed urgently and requests were made for a portion of the £300,000 to be apportioned. Laing stated that they would make representation again.	All Laing	ASAP
(ii)	A request was made for the Borough Council also to put pressure on S.C.C. in this respect and it was agreed that it needed a number of attacks from all – individual residents.	Boro C. All	ASAP
(iii)	STAG should do the same and write re: 278.		
(iv)	Pig Alley – Queries as to when the re-surfacing and improvements would be made. Laing explained that they had spent a great deal of time and made lump sum offers to S.C.C. and that the procrastination was not their fault. The lighting had been completed.		
8	Commercial Area – Creche, Nursing Home, No updates.		
9	Doctor's Surgery – update given of the discussions with local Doctors regarding occupation and transfer to the new surgery over three floors- (storage in roof) with the possibility of a dispensary. Meetings were arranged Laing/Doctors to discuss further – 10 April. No other interest had been shown in occupying the new premises.		
10	Junction of Johnston Walk/Worplesdon Road – the newly planted hedge was to be moved back to ensure clear vision.		
11	Commercial and Office lets – the time scale was 2 – 4 years		
12	The line of the Commercial boundaries/MOD will be submitted to the planners and then will be circulated.	Laing	
13	Buses – Proposals and counter proposals made. Will probably commence in one month. The route will be direct.		
14	50 – 60 houses are at present occupied.		
15	Obelisk -Queries were made as to the meaning of the obelisk and whether it was completed. Laing confirmed that there would be a competition held regarding this "artistic feature"/WRAC memorial.		
16	Show Homes - Apologies were extended by Laing if residents had been stopped from viewing the show homes.		
17	Laing suggested that they would invite local residents and new home owners to a joint Bar-B-Q.and would explore the safety issues.	Laing	
18	Johnston Walk – Complaints were made regarding the access and traffic calming work carried out in this area. The workmanship was extremely poor and spasmodic as itemised by STAG to Laing and Linden. Inspection covers on the pavement were raised and dangerous. Traffic cones had been left abandoned for weeks and thrown around the area by local youths. Contractors worked for a short time and disappeared for weeks. Laing totally agreed with the situation and "put their hands up". They would be calling a meeting next week, report back and would remedy the problems asap. STAG Chairman asked if it would assist if he attended the meeting but the offer was rejected.	Laing	7.4.03
19	Community Building – Laing presented their interpretation of the building in a diagram/plan. MB requested to know asap the estimated costs as the balance would have to be raised.	Laing	
20	Phase 7 – A question was raised as to the start date and Laing confirmed that planning permission had not yet been obtained.		
21	Burden Way – Query as to whether this was going to be used as a footpath? Laing to add it to the list of problems to be rectified.	Laing	
22	The Contractors working hours were confirmed to be 8 a.m. to 6 p.m. Monday to Friday and 8 a.m. to 1 p.m. Saturday		