

## **Bourne Street Development Meeting**

Date: 22<sup>nd</sup> June 2023

Participants:

Housing Developer Representatives 4

MP Staffer 3

Around 40-50 local residents

Meeting Starts At: 6.30pm

Countryside Developers started the meeting:

Private rental

Discussions and introductions

Open for questions and hopefully able to answer

Email details for other concerns available

Introduction to other people, Reece

Handed over to Sam and Alex on ongoing situations

Sam:

Go into September

Dynamic Impact is on cause to finish in end of July

Going through into September.

Civil engenders will mean sewers and tighter vibrations

Exploring options after the dynamic impactions

After that it will be house building which means no vibrations and noises

Monitor in place

15 Months completion of the project

Alex comes in

Alex:

Lots of debate at the moment

Touching landfill material

Changed the method to ease the concerns

40% on works already

Map presented at the meeting

2-3 weeks lefts for that work

All the materials will not leave the site and mid next week all the materials

Residents asked what material and the developers advised that soil material will be reused and removed with lorries. Resident asked a follow up question and was advised by Alex that vibration will end soon.

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A resident asked about drops and Alex advised that weight is still the change but less drops. Lengths will increase, however.

Resident asked about safety and highlighted open shaft on the land and the vibrations affecting the shaft. This is behind his prop Alex advised that the mine shafts will be treated. Resident asked when this was as his report (10 months old) it is still untreated. Alex claimed that it is treated, and resident asked for the date to be confirmed. Alex suggested contacting the coal authority, need to meet planning conditions and consultee is the coal authority. Structural engineers have said the process will be carried out with less issues.

Resident asked about tunnel and said everyone denied that there is a tunnel there. Also said that there a lot of questions, and dissatisfactions with the answers. They asked for more communication and questioned the knowledge of the history of the site. Alex assured that he has been to this site, but the resident is concerned that they do not know what is under the site. Highlighted 34 mines in total.

Resident said that the developments are unaware and jump straight in. Alex said that they have studied the site before they started the construction.

Resident said that the vibrations did cause damage. Developers admit responsibility but say that it is all safe with the safety precautions in space. Asked resident to speak to local planning authorities to ask them for further information.

Resident asked about damage. Developers asked residents to get in touch individually if they believe they have suffered damage and they will look into it. Resident asked if they would pay for damage. Developers say they will pay for damage they are responsible for.

Resident asked about damage to their fence and another resident's garage. Developers will speak with colleagues.

Concerns raised about workers digging too close to the border and other concerns regarding imprisonment in the house, due to vibration issues. Loud banging noises are heard.

Questions about drainage were raised. Drains can not cope with heavy rainfall. This is leading to flooding in the garages. Water flows into existing drains, making this worse. Developer maintains that this will not be a regular occurrence and that drains can cope. There are mechanisms to prevent overground flow. The new development will have better drainage systems.

Questions raised about the temporary drainage and how it coped with the large rainfall last week. Developers affirmed the system is safe. Resident added that a sinkhole appeared and concerns for underground damage. Developers asked for photos of the damage.

Further concerns raised regarding underground damage – developer cannot guarantee that underground damage has not already happened.

Resident have tried to reach out to many local authorities, but developers refuse to communicate. Resident has spoken to directors at Countryside. They have looked into the company up and down the country and found major issues with communications with residents. One to one email is not acceptable, should be reaching out to every resident.

Developer promised that going forward, there will be a group with the developers and contractors to gather once a month and have people representing the street to join meetings. There will be published minutes. Developers asked for the formation of a monthly forum or whenever required.

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Developer asked for the emails of those able to join this forum. This can be extended to Marco Longhi MP.

Concerns raised over the delay of inspections. Shaking too severe at the bottom of gardens – sentiment echoed by other residents. Developer apologised for this and promised to speak in the morning.

Concerns raised regarding parking and the disruption caused by commercial vehicles. The developers apologised for this.

Further concerns in relation to the drains raised – they may be directing water straight into the gardens. South Staffs Water visited her to carry out a water pressure check that she had not asked for. They were visiting the site but found the water to be thick and cloudy.

Concerns raised over the delay of inspections and tests as well as confusion by the lack of communication. Developers admitted the need for improvements. Residents should have received notices. Developers repeated the monthly meetings of resident representatives to offer clarity.

Concerns raised over a lack of transparency. Developer said that the information can be distributed further, and all will be minuted and recorded. Developer said that this will mean communication is a lot better.

Vibrations are the biggest concern – gaps forming in pavements which is causing great deal of concern. Shaking of houses and flooding raised again. Developers said that these are fixed and found the issues of vibrations in the gardens.

Developer said they cannot inspect every garden at the same time.

Issues in relation to large lorries and heavy machinery raised again. Developer said actions are taken to reduce noise.

Resident asked if the vibrations index is too high. Developer responded to say that the workers will be notified, and the operation will be suspended. They will be investigated and maybe use new methodology.

Resident asked about gasoline. Developers said that it is not present. Resident asked if no gas will be leaving the site. Developer confirmed.

Residents have been watching over the site for some time. They fear that they cannot make developers understand how horrendous it was to have those vibrations and operations. This is emotionally stressful for local people.

Last Friday, it was horrendous for residents – the vibrations went on all day and the whole room was shaking. The resident welcomed a committee. She said that dust etc coming into her house was causing fear. Concerned about the lack of active communication.

Continued by saying that the government is funding LA to allow developers to build on the land. She asked the developers to realise the fear caused by drilling and machines. Asked for more openness and understanding between developers and local residents. She said that the developers need to be more considerate. Developers apologised for the fear and distress caused.

Concerns raised in relation to toxins in the soil. Resident asked the developers about the injections of the soil. Devs answered that the injections are to solidify the soil as a foundation.

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Concerns raised in regard to the consultations which were vague and unspecific, and that the seriousness of this project required more information for residents. Especially concerns for local children.

One resident added that the operations had caused mental health concerns. Developers apologised for concerns and fears caused by the development. Invited residents to share their fears – they continued that the impact and duration of the development had to strike balance, the quicker they can finish the better it is for everyone.

Developers assured that the past bad experience would be eliminated by the new development.

Traffic concerns raised. Developers said roads will only be for residential traffic.

Questions raised about vibrations after damaged caused to properties.

Questions also raised about the trenches – developers showed a map of the trenches.

Resident raised fears around large piles of soil and the loud machinery. Developer explained that committee meetings will be able to pick up these issues.

Another resident raised issues with the diggers and that this stops them from putting their washing out etc.

Question raised as to why Dudley Council stopped people from entering that site without PPE, but now the developers can enter the site. Resident added that planning officers visited her home, and it was said that there is no way anyone can enter the site without PPE. Seems that it is now suddenly safe to enter. Developer explained that knowledge of the site is better now, and they are therefore less fearful.

A resident has reported a crack in their bedroom, she said that the vibration is too intense, which scares the children. She sent photos and was told by Dudley Council to keep monitoring the situation to see if any cracks appear. If so, report this to the developers. Question raised if this is the advice to all residents. Developers confirmed.

Concerns raised about level of vibrations, despite monitors, and residents are not given numbers on this.

Developers said this is a planning matter and agreed with the Council – data is presented. Residents say that data is not provided to local people. Developers said that residents can ask for this information.

Concerns raised again about intense shaking – one resident feared for 16-year-old daughter. Another added the horrendous vibrations – this was supported by many in the room. Resident said that this should not happen at all. Developers said data is agreed with the Council.

Resident asked for open data.

Developer said that the standards are lower than government standard.

Resident said it would be good if warnings could be given.

Developer added that not every vibration is explainable, they affirmed their agreement with the Council. Resident questioned the developers by saying that the two institutions had not agreed, yet the developers had only informed the council.

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A further resident suggested readings at the houses. Developer explained that the vibrations should not be making structural damage. Developer asked again for residents to email them.

Residents raised concerns about the lateness of information received.

Developers said moving forward, they need to send an email.

Resident asked if the compacting could cause the houses damage and whether those at the border will have issues. Developers said that the solidifications are done as well as possible.

Residents demanded that developers take all responsibility regardless of the readings. They added that the impact they felt did not match what the developers had said.

Resident raised issues with methane, that it is in the soil. Developers claimed that there is no leak. They continue that there is no issue with gas in the area and the membrane had been put in place to ensure that there are no issues with gas. They said that there are no methane issues that will affect residents and added that the monitors indicate no methane issues. Residents asked for more literature on this, and developers promised more information on both vibrations and pollutants.

Resident asked if the houses were for rent or for sale. Developer confirmed that they will be for private rent.

Further question raised about the entrances for development. Developer said there are emergency entrances and assured that they would only be used in emergencies.

Resident asked if there will be some properties that are sold. Developer responded to say that this will depend on the market, but predominantly they are planned to be rented. Another resident asked if there would be any social housing. The developers replied to say that there would not be any social house as they are for private rent.

Query raised about the fence – developer confirmed that the fence will be removed.

Another query raised regarding investigations, which is best to use and asked for trials. Developer promised tests and trials will be conducted.

Residents asked for reassurances and developers promised to further explain at a later point.

Developers assured that trials will be conducted in various locations to obtain maximum amount of data. Residents asked for different methods to be considered. Developers responded to say that they will choose the best and they will conduct tests.

Question raised regarding traffic calming, developer responded to say that speed cushions will be installed throughout the whole development, at some point next year. Resident asked where this will go, and the developer confirmed the locations.

Developer asked Marco Longhi's Office to help arrange steering groups. Developer promised to update Marco Longhi's office and to try to arrange timings.

With no other business, the meeting concluded at 8pm.