

26th January 2022

Dear Residents

Newhall Adoption Process

We at Vistry are keen to finally complete all outstanding matters across the development. You would have seen some works carried out to date; however, we have broken this down into the relevant sections of work that are currently either in discussion or on site.

Reinstatement of the Public Footpath

Before the site was built a Public Right of Way ran along the boundary of Magpie Road (PROW162) which consisted of a 1.5m wide grass verge adjacent to the ditch. The route was not reinstated during Linden Homes work. We have now reinstated this route and are awaiting confirmation from Essex Highways that the route is now suitable. Please be aware that further seeding works are required once the weather improves but following this, subject to Essex Highways approval, this item will be completed.

Adoptable Drainage Works

Following completion of the build, Linden Homes did not complete required remedial works to the proposed adoptable drainage and as a result the network was not handed over to Thames Water. Thames Water will now adopt the sewer under a Section 102 when the remedial items are complete. These works are programmed to be completed and the sewers handed over to Thames Water in April.

Highways

Testing to the road continues and we are aiming to conclude this by March 2022. The results of the testing will determine the remedial works that will be required by Essex Highways to enable us to re-enter into the Section 38. Until the testing is complete and remedial works agreed we are unable to give a specific hand over date at present but we are aiming to have a signed Section 38 with ECC by the end of 2022.

Please note that the final adoption of our roads is dependant upon NHP concluding the adoption of Bridge Street.

Landscaping

There is a series of tree planting and additional shrub planting to be done prior to SHW talking full handover of all the soft landscaped areas. This work is being priced and we are looking to commence works by March 2022 for a spring handover.

One item of concern was the condition of the central grassed area. This has since been redressed and as soon as the weather improves further planting to the area will be carried out along with the reinstatement of the missing Road Signs.

Please be aware that we are monitoring the water that is currently within this central green area. Temporary water in this area is part of the surface water design for the development however if it does not dissipate within the expected timeframe further land drainage will be installed in the area.

Lighting

We are now being notified of lighting outages as they happen and these will be dealt with as they occur. We are aware there are a few damaged columns these will be repaired or replaced during the remedial works to the roads.

Magpie Road -Tree

This has been on order for some time, however the nursery has experienced delays that are beyond our control. Delivery is now due before the end of the month so the tree will be planted in the next two weeks.

We would like to apologise for the length of time some of these items have taken and thank you for the patience that has been shown. We can assure you that all your issues are being listened too and we are actively working our way through all the queries/requests raised by Residents, NHP, SHW and Local Authority to ensure a clean handover of the estate as soon as practically possible.

Kind Regards,

Robert Johnston
Adoptions Engineer