



Please see the Action Sheet.



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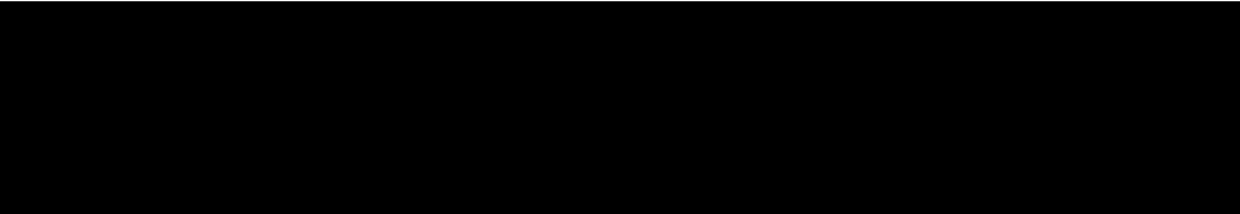
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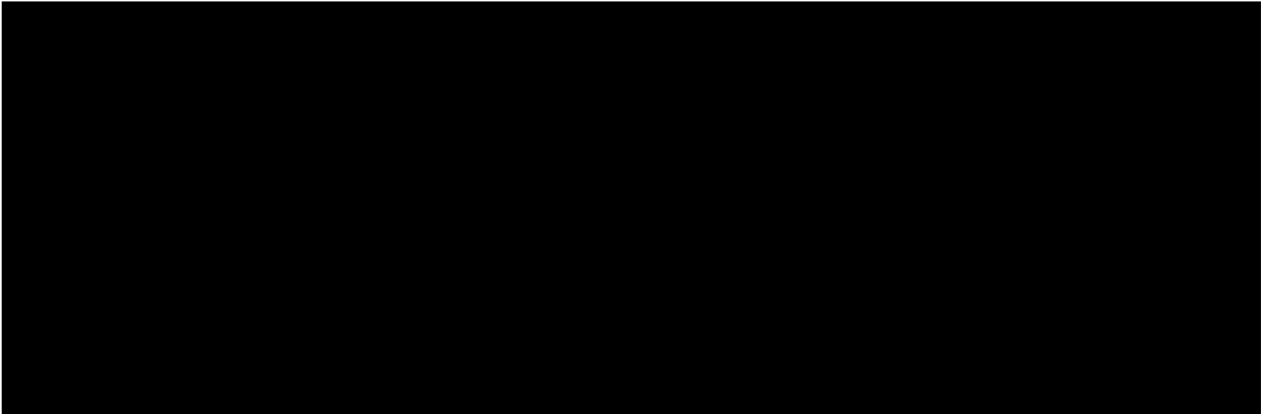
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Save the environment - think before you print.



Hi Maria,
Revised plan and management plan attached which deal with the points raised by the Halliford Drive Residents Association.
Kind regards





Hi Maria,

Yes, I've seen the copy email from Richard Wallace and Paul Constable also phoned me about it last week. I've just spoken to my client about it as well and they don't have any objections to the suggestion as it would make sense to have some sort of routeing agreement for construction vehicles to avoid Halliford Drive if that is likely to cause problems and to use Goodacres and Nightingale Lane to Canal Mews instead. However, I agree with you that it might be difficult to impose such a condition and the extract from national policy circular 11/95 copied below confirms this:

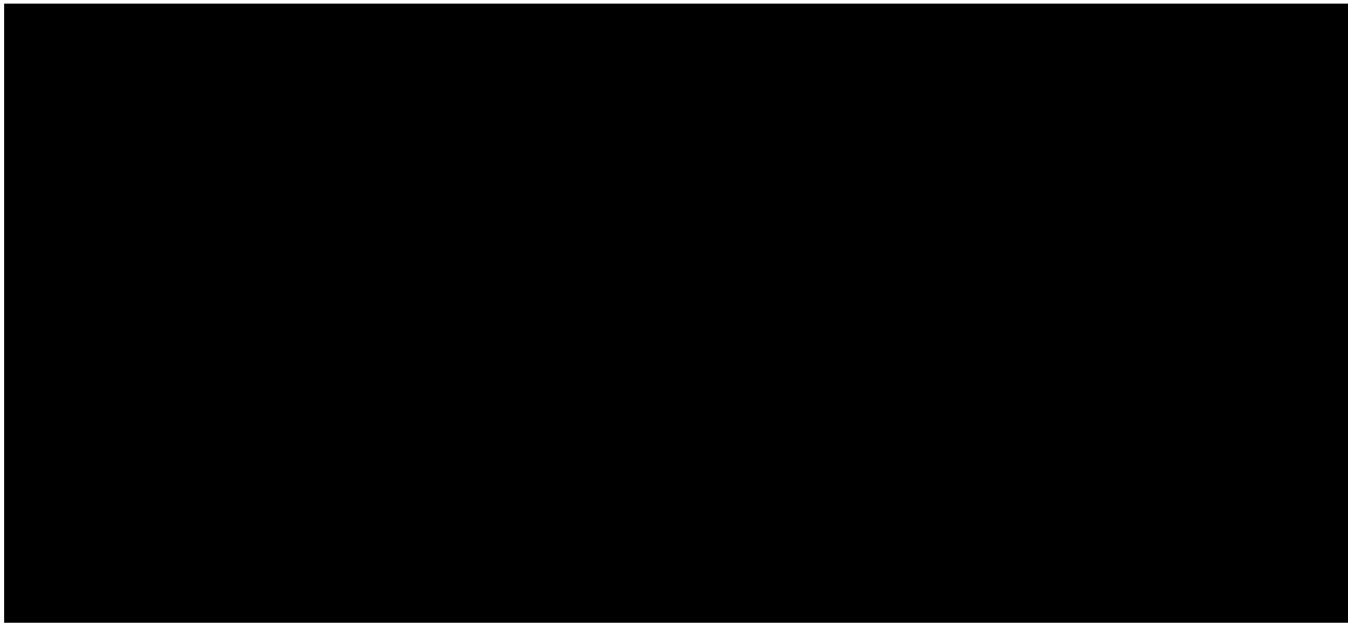
Lorry routeing

71. Planning conditions are not an appropriate means of controlling the right of passage over public highways. Although negatively worded conditions which control such matters might sometimes be capable of being validly imposed on planning permissions, such conditions are likely to be very difficult to enforce effectively. It may be possible to encourage drivers to follow preferred routes by posting site notices to that effect, or by requiring them to use a particular entrance to (or exit from) the site. But where it is essential to prevent traffic from using particular routes, the correct mechanism for doing so is an Order under either section 1 or section 6 (as appropriate) of the Road Traffic Regulation Act 1984.

So we will amend the drawing 10C and the Construction Management Plan dated 5.01.20 attached and get these over to you asap so you can cover it in the committee update sheet. (Nick, for the avoidance of doubt, the changes need to reflect what the residents want in the summary – 3 points – in the 23rd Feb email from Mr Wallace below).

Thanks,

Kind regards



Hi Paul,

I have received the email from the representatives from Halliford Drive which was copied to you.

I do not think we can impose the suggested as conditions, however if you amend Dwg 1705 - 10C, Construction Management Plan and Ref 1705 -11A, Preliminary Construction Management Plan dated 05-01-20 showing clearly what they ask for it would be enough.

Kind regards

Maria



Dear Ms Tomalova

BN/66/19 Canal Mews Barnham

You spoke with my colleague and neighbour Paul Constable last week re: a specific issue connected to the above proposed development proposal for two bungalows on the former treatment site plot at Canal Mews Barnham. Paul is now away attending a Magistrates conference in Preston, and he asked me to formally write to you to propose an agreed way forward on this issue. Paul has also spoken with Paul White at Smith Simmons Partners regarding this and I am copying Paul White in on this e mail..

Paul Constable and I are both residents of Halliford Drive, and members of the Halliford Drive Residence Association. We have followed with interest the proposed development of these two bungalows and we are not seeking to raise any objections at this late stage. Our concerns are only with the wording of the **Preliminary Construction Management Plan**, dated 5/1/20, and which was posted on the website on the 19th February, hence only now can we raise our concerns.

The two specific areas of concern in this plan are:

The method of access during construction

This states that all traffic will enter the site via Canal Mews. We understand this to mean access will be through Canal Mews, which is itself accessed through Nightingale Lane and Goodacres. We are advised that a number of residents interpret this plan as proposing that the access to Canal Mews will be through Barn Rise and Halliford Drive, rather than through Goodacres and Nightingale Lane. I understand from Paul Constable that from his conversations with yourself and

with Paul White , it is not intended that access be made through Barn Rise and Halliford Drive but through the Goodacres approach.

The proposed two bungalow development is essentially the final part of the original Arun View development undertaken by Croudace Developments. In the original Appeal Decision for this development , given by R J Marshall of The Planning Inspectorate, in paragraph 44 the main access to the site is stated as being through Goodacres, whilst Halliford Drive is stated as being suitable for emergency access

During the Croudace development there were numerous occasions when HGVs etc tried to access the Arun View site via Halliford Drive , rather than via Goodacres. This was frequently due to inaccurate sat nav directions and to ease the situation, Croudace placed signage at the bottom of Halliford Drive advising that there was no access from there to the development. This eased the problems of HGVs having to reverse out of Halliford Drive on to Lake Lane, as Halliford Drive was not wide enough to allow these HGV vehicles to turn round.

Additionally , you may not be aware that Halliford Drive is in a poor state of repair, and with the present road owners unwilling to undertake any remedial work , the residents have to fund what repairs they can.

The loading and unloading of plant, materials and waste

Reference is made here to the Barn Rise emergency access, which access will be maintained at all times and all sub-contractors will be made aware of this.

Again , could the wording on the plan be amended to make it clear that the emergency access will ONLY be used for emergencies and not for any deliveries etc.

Summary

Could the wording on the **Preliminary Construction Management Plan** be amended to ensure

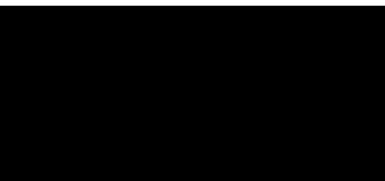
1- There is no doubt as to the route that all construction traffic will take to use this site , and that route is via Goodacres ,Nightingale Lane and Canal Mews

2- Access to Barn Rise and Halliford Drive remains unchanged and is for emergency access only

3-Appropriate signage will be placed, by the developer, at the junction of Halliford Drive and Lake lane confirming there is no access to this proposed development via Halliford Drive

3- Could these 3 points be added as a planning condition please.

Yours sincerely



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