

Peaslake Farm Development
Issues and concerns raised by residents

last updated: 4 April 2022
By: VM

Date	Contact	Issue / concern	Stage		Response	Status	Action by
29.3.22	meeting	What are the planning conditions regarding construction traffic ?	Construction	GHA	<p>Condition 3 covers construction traffic management - extract is as follows <i>No development, other than site clearance works, shall commence until a Construction Transport Management Plan, to include details of:</i></p> <ul style="list-style-type: none"> <i>(a) parking for vehicles of site personnel, operatives and visitors</i> <i>(b) loading and unloading of plant and materials</i> <i>(c) storage of plant and materials</i> <i>(d) programme of works (including measures for traffic management)</i> <i>(e) provision of boundary hoarding behind any visibility zones</i> <i>(f) HGV deliveries and hours of operation</i> <i>(g) vehicle routing</i> <i>(h) measures to prevent the deposit of materials on the highway</i> <i>(i) on-site turning for construction vehicles</i> <p><i>has been submitted to and approved in writing by the Local Planning Authority.</i></p> <p><i>Only the approved details shall be implemented during the construction of the development.</i></p>	Answered	no further action
29.3.22	meeting	Concerns were raised about times when Ewhurst Road becomes particularly busy.	Construction	GHA	<p>The following busy times were noted;</p> <ul style="list-style-type: none"> •School days (inc school bus) o7.45 – 8.30am o4.00 – 4.30pm o5.45 - 6.20pm •Bins are collected on Wednesdays •Check times of bus 25 •Farm traffic – worse on afternoons in summer <p>GHA will ensure that the contractor is aware of these busy times when the construction management transport plan is being prepared.</p>	Noted	Contractor to build into CTMP

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29.3.22	meeting	Village shop has a delivery twice weekly			GHA to contact shop when we get closer to start on site to understand delivery times.	Pending	GHA to contact in summer
29.3.22	meeting	Concerns were raised about construction traffic damaging verges by driving over them or parking.	Construction	GHA	GHA understands the vulnerable nature of the verges along the site of Ewhurst Road, especially where the surface water drainage ditch runs along side. SPC and GHA have agreed to use an additional piece of land to the south of the development site for contractor parking and storage during construction. The contractor will be made aware of this important issue.	Noted	Contractor to use specified parking areas only. To be part of the CTMP
			Construction	GHA	It is noted that 2 HGV's cannot pass each other without causing damage to the verges.	Noted	Contractor to build into CTMP
29.3.22	meeting	Concerns were expressed about the impacts of construction vehicles, especially HGV's, on the roads surrounding Peaslake.	Construction	GHA	GHA notes this concern. Vehicle routing and traffic management will form part of the construction traffic management plan (CTMP)	Noted	Contractor to build into CTMP
29.3.22	meeting	Suggestion that GHA liaise with Duke of Kent School on potential traffic impacts	Construction	GHA	GHA will approach Duke of Kent School prior to school summer holidays to inform them of the construction timings and discuss potential solutions to traffic issues during pick up / drop off.	Pending	GHA to approach before summer holidays
29.3.22	meeting	Concerns were raised by residents living close to the site about damage caused by vehicles (including cars) turning in driveways.	Construction	GHA	This issue to be raised with contractor and covered in construction transport management plan (CMTP).	Noted	Contractor to build into CTMP
29.3.22	meeting	Concerns over the turning of large lorries and the off loading of materials .	Construction	GHA	GHA notes this concern. These issues will be addressed in the construction traffic management plan (CTMP)	Noted	Contractor to build into CTMP

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29.3.22	meeting	What are the planning conditions regarding site operation hours ?	Construction	GHA	The planning conditions do not contain a restriction on site operating times, which is unusual. This does not prevent GHA requiring the contractor to work during specific times. We note that residents would prefer the construction to be limited to Monday to Friday. GHA to discuss with contractor - and consult with residents again at the public consultation later in the year.	Pending	GHA to discuss with contractor and consult residents at village consultation planned for later in the year
29.3.22	meeting	Can we see a copy of the planning conditions ?	Other	GHA	The planning conditions are publicly available on the Guildford BC planning portal https://www2.guildford.gov.uk/publicaccess/ search using reference number 20/P/00428 a copy will also be sent out with this spreadsheet	Answered	No further action required
29.3.22	meeting	Concerns expressed about use of retained land to the south of the site and the possible positioning of a gate to access this land	Other	SPC	GHA & SPC have an agreement to use a section of the field to the south of the development site for contractor parking and storage of materials etc. This is to prevent parking on Ewhurst Road causing nuisance and damage. This extra piece of land is only for use by GHA and it's contractor during the construction period. Access to this land will be via the development site.	Answered	No further action required
29.3.22	meeting	Adding a gate to access the retained land for grass cutting on the hill to the west of the development	Other	SPC	The creation of an accessway to the retained land to the south of the development is likely to require a planning application by Shere Parish Council (SPC). This will be a separate process and not part of the development. There was particular concern about the cars parking in any entranceway created.	Pending	SPC to resolve

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29.3.22	meeting	Surface of the retained land during and after the construction period	Construction	GHA & SPC	The surface of the retained land will have to be strengthened to enable access for vehicles during construction. GHA notes that residents have suggested a metal or plastic grill is used rather than hardcore. GHA will discuss this with the contractor. When construction is complete, GHA is obliged to make good the retained land to the reasonable satisfaction of SPC.	Pending	GHA & SPC to review with input from contractor.
29.3.22	meeting	Feedback on issues raised.	Other	GHA & SPC	Residents are encouraged to contact Suzanne Hoyland, Shere Parish Clerk with any concerns, questions or comments regarding the development who will seek an answer from the relevant organisation. This list will be kept updated as a record of issues raised.	Pending	Ongoing
29.3.22	meeting	Further consultation events	Construction	GHA	GHA will organise a public consultation event once the contractor is selected and has considered the issues relating to the construction traffic management plan - including the issues raised by residents. GHA expects this event to be held in the summer.	Pending	GHA to arrange public meeting with contractor prior to start on site