

From: [REDACTED]
To: [REDACTED]
Subject: Ref: Proposed new A47 to A47 roadway
Date: 22 April 2024 10:31:46
Attachments: Chequers Lane Access Plan 2024.pdf

WARNING: External email, think before you click!

F A O Kate Lawty

Ref Manor Farm Access North Runcion
FUL/2024/0001
BCKLWN REF: 24/00554/CM

H Kate,

As per our discussion on Monday last week, I am just following up on the main points we spoke about regarding the new proposed roadway the details of which were posted recently in the local paper. I was able to access the details around the proposal referring to the BCKLWN reference of 24/00554/CM. As I mentioned on the Telephone call [REDACTED] I have noted the changes proposed with the introduction of the new road and therefore I am directly impacted by the closure of Chequers Lane. I have noted the provision for a separate private roadway or access from the new road to Manor Farm and note a [REDACTED] of important points to raise and seek clarification on. I have included one of the general arrangement drawings and some photos of the current gated access at Chequers Lane which will help explain some of the detail around the points I am raising to aid clarification. The points numbered below also correspond to the numbers I have added to the drawing.

Ref No.1 Maintenance access Lay-by in the Manor Farm Entrance.

As discussed last Monday, I do not understand the need for provision of this maintenance bay (Marked 1 on the drawing) and see this being problematic in this location and being misused and open to abuse by some people. I also believe there is a much better alternative for consideration. The maintenance bay in its current location would become a convenient stopping place for 'white van man' and others to have their sandwiches and dump their unwanted litter out of the window afterwards. In addition the extra space provision at the entrance could make this a local meet up place for youths in their cars not to mention Fly tipping in the maintenance bay. I would strongly object to this outside of the main entrance to Manor Farm. May I suggest a better alternative at no extra cost in fact resulting in a small cost saving by doing away with this provision altogether? The current turnaround marked 2 on the drawing can be the maintenance bay. This turnaround is not required because the gate marked at position 3 should remain permanently closed under control of the council. There are several reasons for this. Firstly with the road permanently closed via the gate at the current location (marked 3 on the drawing and shown in the photos attached) there is no need for anyone to drive beyond this gate, hence doing away with the need for a turnaround which can then be used as a maintenance bay. In addition, for 2/3 of the year, cows free graze on the common if this gate is not locked then you have the potential for someone to leave this open and the cows to wander onto the new road. This main gate needs to remain locked but with provision of a smaller gate for cyclists and pedestrians beside the main gate. Anyone that needs to turnaround can use the common which has turning points already if they inadvertently drive up to the gate. This will ensure safety on the new road by never allowing the cows to reach the road. In addition with no vehicular access beyond this gate it prevents Fly tipping in the turnaround bay or individuals driving up beyond the gate to conduct unsavoury business deals.

The second point is the control panel marked 04 on the drawing. I am assuming this is the electrical control for the new gates at Manor Farm as shown on the design drawing (marked at location 05 on the drawing). As these gates are now a much further distance from the house and not in view, I agree this would need electrical control and CAT6 data cable for CCTV and intercom to open the gates when someone needs entry. This would need to be controlled from the house. These cables would need to be ducted and installed at the same time as the roadway as I would be restricted in digging in this area afterwards due to the close proximity of the recycled gas line. As is the current situation these gates would be at least 2m high and permanently closed to maintain security at Manor Farm (marked 5 on the drawing).

I am assuming that the Private Means of Access roadway will be suitable for HGVs and as such will be Covered with Tarmac as per the new road?

Finally I have concerns about fencing security and ownership on the new roadway (marked 05) stated as the Private Means of Access (PMA). I also have similar concerns about the land either side of the new access road (marked 6 and 7). Will this be fenced to prevent general public access to Manor Farm and also animals and peacocks on the new roadway onto the highway? There is a gated entrance to the farm with fencing from prospect of animals and just back across the main entrance gates. Who will maintain the areas either side of the private means of access? Whilst this will be landscaped with wild flowers and trees which I welcome, then this will also need routine maintenance as very shortly the wild flowers can turn into brambles etc which would look very unsightly on the approach to the farm. I therefore propose that these two areas (marked 6 and 7) become part of the farm with the trees and flowers to be maintained [REDACTED] to the council design thus saving the council this routine maintenance expense both for the land and the roadway. This cannot be considered the same as the road verges etc as this is the main entrance to the property. If it looks unsightly or becomes a littering point for the public then this will impact the value of Manor Farm.

Finally can you confirm the fencing arrangements marked as 8 on the drawing? I am assuming there will be suitable fencing erected in these locations not to mention the areas marked 6 and 7 fronting the new roadway.

Please can you revert via Email at your earliest convenience when you have answers or discussed and agreed the design detail on the points raised? Generally I believe if the above concerns are addressed then I don't see any major problems with this development.

Best Regards

[REDACTED]

Sent from my iPad





