

From:
To: [Joanna Vincent](#)
Cc:
Subject: Re: Fenwick Close [GATELEY-GHAM.FID61566]
Date: 03 December 2021 13:35:34

Good morning Joanna,

Here is our response to the site specific note:

CEMP Provisions.

When can we see the CEMP, and can we have a meeting with NCC and the Contractors to discuss the detail?

2.2.1 We welcome the CEMP but we require more detail about the local liaison officer role and how it will operate.

How do the contractors propose this arrangement will work, do they require a central point on our development to liaise with or will it be a dedicated telephone number which is published for any owner/ tenant to use?

2.2.3 We require sight of the CTMP well ahead of work commencing, and a meeting to discuss please. At present the bore hole drilling is already taking over three more car parking spaces than was promised, and being compensated for, we cannot allow a situation like that to arise when the main work commences.

2.2.4/5/6 These are all fine in principle but we need to see what they mean in practice, we do require early sight of the proposals so that we can examine the potential impact on our development, and we would like a meeting with NCC and contractors to discuss.

Operational Noise.

We require discussion on the mitigation proposals with NCC and contractors, it is unclear how they will work in practice and how they will be monitored.

Similarly we need to know how residents can complain, and quickly, to have noise levels abated at the time they are causing disturbance, it is no use the complaint being addressed after the event.

Maximum Construction Timetable.

Whilst it states the main construction work will take place for 10 months, Dec 22 to Sept 23, Annex 1 shows "Environmental Work" from Sept 22 to end Nov 22, what is this work, and why is it not included in the overall construction period?

It states the most disruptive work takes place between Feb and June 23, what precisely is meant by "most disruptive" and how are residents to be protected from the worst of it? This includes cleaning roads and footpaths after dirty heavy lorries and machinery are moved around, we already see this kind of problem with the bore hole drilling. This is a very small development with one road in and out, residents are entitled to know how they will be protected during this difficult period?

Compensation.

We welcome the enhanced detail at Annex 2.

However it still does not go far enough. This site specific note is about disruption to

residents of Fenwick Close, it is abundantly clear that it is accepted by NCC that they will have to put up with a considerable amount, so why is there not an offer of a no fault compensation scheme for that disruption, residents should not have to claim for something that is clearly already acknowledged?

Rental losses will only be considered after two months marketing, why?

Owners are not used to waiting that long to re-rent their flats, there has been a very healthy take up of tenancies for many years, it is a popular development, and it seems the arbitrary decision to wait two months is unfairly weighted in NCC's favour.

It would mean owners having to find two months Council tax and two months service charge, before they can apply for compensation, is it proposed this is then backdated for two months to cover all losses to owners?

Also it seems you require owners to submit an inordinate amount of paperwork in evidence, can this not be streamlined and NCC show some trust in the process?

Similarly the decision making process seems opaque, what is the criteria for accepting a claim, and will there be an appeals process?

On the question of Property Values you say NCC are likely to cover any costs of an Advisor determining if the claim is viable, however it is not clear if this means an owner can seek expert advice from RICS and regardless of whether it is deemed that they have a viable case or not their costs will be reimbursed?

Diesel Trains.

Finally it is disappointing that our concerns about the impact of running diesel trains, for an definite period, have not been addressed.

In our evidence we asked two specific questions, 1) Has an environmental impact assessment been carried out into the use of very old diesel trains? and 2) has an air quality assessment been carried out into the impact of running very old diesel trains?

Can we have answers to these questions please, and sight of the reports if they have been completed please.

Thankyou,

Fenwick Close Management Co.

Directors.

J Clough

T Cook

M Saunders

Sent from my iPad

On 30 Nov 2021, at 11:30, Joanna Vincent <Joanna.Vincent@gateleyhamer.com> wrote:

Dear All

INQ-34 A site specific note relating to Northumberland Park

Please find attached Note submitted by the applicant to the Inquiry today concerning Northumberland Park & Fenwick Close. If you wish to make any comments on this document only, these should be submitted to me by 3rd December 2021.

Kind regards
Joanna Vincent
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