

Holcombe Residents Association – Comments of Little Leigh CMP (January 2019)

We are pleased to note that further consideration has been given to the Plan, in particular the size of lorries that will be used and how they will get to and from the construction site.

Our specific points on the Plan are:

1 On the introduction, the site location is not adjacent to the B3179 and is for a development of 35 houses (not 18).

2 We note that the maximum lorry size will be 26 Tonnes and there is mention that suppliers using the “High type” will be asked to undertake a survey before undertaking a delivery. We do have concerns that the village roads will have difficulty accommodating such vehicles and, therefore, a survey should be carried out by the developer itself as to whether the use of such vehicles is feasible before the development commences. The onus should not be put on the individual suppliers / contractors.

3 It appears that the Banksman will play a key role in guiding the larger vehicles to the site safely i.e. without damaging both property and parked cars, and ensuring pedestrian safety. We feel the Banksman should be used for the entire length of Hall Lane (from where lorries come off the A379) to the development site and when they leave the site.

4 It is not possible for two lorries, or even a lorry and a car, to pass each other on most of Hall Lane and Holcombe Road. A mechanism needs to be established so this does not happen, or at least arrangements for suitable passing places. We have also previously pointed out that due to the narrowness of the junction of Hall Lane and the A379, vehicles will not be able to exit the main road if another vehicle is in Hall Lane; this will result in the “backing up” of traffic which could cause an accident.

5 Has the developer considered asking the Holcombe Village Hall Committee if residents who park their cars on Holcombe Road (near the church and up from the pub), where the road is particularly narrow, could use its car park during the development? This might help cars from being damaged. There is however one disabled parking space near the church which will still need to be navigated.

6 We would like an explicit commitment that the compound will be returned to its existing state once the development is completed. This is classified as “Undeveloped Coast” in the Teignbridge Local Plan.

7 It is stated that parking for construction workers and contractors will be located on-site in the compound area. As a result, no vehicles associated with the development should be parked on the village roads and a statement to this effect would be helpful as this was a real issue with Cavanna’s development at Southdowns Road.

8 It would be helpful to have a point of contact e.g. site manager, should problems arise during the development. As construction vehicles will be going past St George’s church, the church will, at times, also need unrestricted access e.g. when funerals are taking place.