

Our Ref: KC/CC BH/N/4258/Com-3

5 July 2023

Dear Resident

PROJECT UPDATE

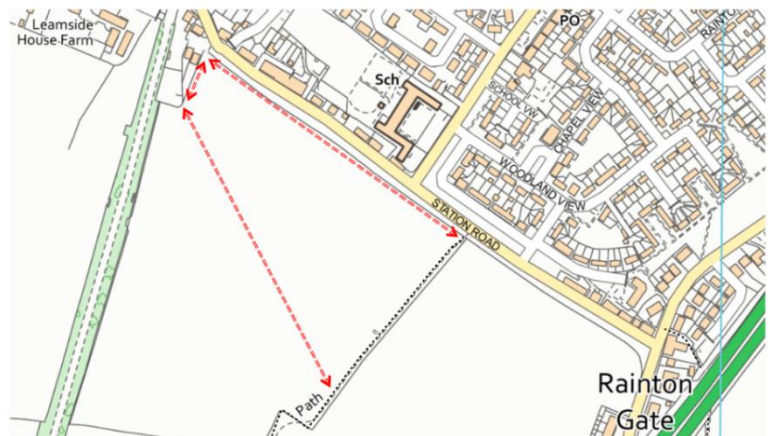
We wanted to provide you with a further update to the planned construction as we are keen to keep you as informed as much as possible throughout the development and construction process. Please see below an outline of proposed works to secure the site and to undertake site investigation and preparation works over the next few months. Just to also let you know we are still pushing for the parking bays along part of Station Road and are waiting for a final decision from the local authority. As soon as we can resolve this you will be the first to know.

July / Early August 2023

- Protective fencing will be put in place to trees which are to remain and be protected for the duration of construction. This fencing will be signed off by the council prior to any further works commencing on site.
- Site clearance, cutting of vegetation and removal of existing crop. All trees will be inspected by an ecologist prior to removal.
- Installation of construction fencing around the site. This will include Heras (metal mesh) fencing to all sides of the site except Station Road, where a timber hoarded fence will be constructed to provide screening to the site.
- Installation of a temporary construction access and compound within the site.

14 August 2023

- There will need to be a temporary closure of the footpath (number 8) which crosses the site, for the duration of the construction works, likely c. 20 months. We will provide a diversion route within our site boundary which will be set back from the existing road and unsurfaced to provide a rural route down to public footpath (number 9) to the south. This route will be managed by Banks Homes for the duration of the construction period. Although Banks Homes are not required to provide a diversion, we feel we can incorporate a diversion with our construction plan which should be of benefit to the community and minimise the impact of the closure.



Late August / September / Early October 2023

- Probe drilling and grouting of shallow mine workings are due to commence late August and will take around 2 months to complete.
- All the works will be covered by an Environmental Management plan produced by Banks Homes which the contractor on site will be required to work to. This plan aims to minimise disruption to yourselves by dealing with noise, dust, mud on the road, and traffic management. The contractor will be audited against the plan for the duration of the works.
- While the above works are commencing, service diversion works will be taking place in the highway verge at the two proposed development access points. Works will be located in the highways verge; however, some traffic management may be required along Station Road at some point to permit the works.

We understand that you might have some concerns as to the nature of some of these works, but please be assured we will do our utmost to ensure minimum disruption and to make sure that the contractors adhere to the agreed mitigation plans. We want this to ultimately be a positive contribution to much needed housing in our area and provide a quality opportunity for others to live or stay in West Rainton. Hence our desire to actively manage the site as positively as possible whilst maintaining dialogue with yourselves.

There will, of course, be future communications to keep you further updated but you know that in the meantime you can contact myself via the email below.

Best wishes

Yours faithfully

Kate Culverhouse

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