



W E S T B E R G H O L T P A R I S H C O U N C I L

Mrs P Donnelly
Chief Executive
Colchester City Council, **AND**

Mrs K Syrett
Head of Planning
Colchester City Council

16th October 2023

Dear Pam and Karen,

Re: Application 232259 for approval of details reserved by condition 5 (APP/A1530/W/18/3211685) (180733) Land adjacent, Armoury Road, West Bergholt Colchester

A brief introduction. An appeal was made by NEEB Holdings Ltd against a decision of Colchester Borough Council, application Ref 180733, dated 16 March 2018, which was refused by a notice dated 7 August 2018 for a proposed development of 26 dwellings including 30% affordable housing in West Bergholt. On 9th August 2021, however, approval was granted on appeal, with conditions.

In one condition, to which this letter specifically relates, it is was said: 'the Highway Authority has indicated that construction vehicles may enter the site from Armoury Road and this could be secured via a suitably worded condition requiring a construction method statement'. The method statement is one document which the current application seeks approval of.

You may or not be aware that the ownership, and more specifically, the maintenance of Armoury Road, has been the subject of discussions with the residents of Armoury Road and in particular City Councillors following the suggestion by CCC that such could become a private road and not one maintained as it is said to have been for the last 60 years by CBC/CCC.

This letter does not seek to address the matter of ownership of Armoury Road but concerns over its use by construction traffic working on behalf of NEEB, such use not having been apparently restricted by the appeal. The said indication of the use of Armoury Road by the Highway Authority, however, can only relate to the initial access from Colchester Road onto Armoury Road as this is the only section Armoury Road which is adopted.

At the meeting of September 2023 meeting of WBPC it was agreed we would write to you both to seek your assistance in reminding NEEB that they are required under statute to make good any damage caused by them to Armoury Road and surrounding infrastructure and ask that a bond be lodged with CCC, for use by CCC, if any damage done was not rectified in either a timely or appropriate manner, further that to ensure there can be no dispute over such before, and subsequently after, timed and dated photographs be taken of Armoury Road and surrounding infrastructure.

Your assistance is thus required in this matter, on behalf of Armoury Road residents in particular, to ensure Armoury Road is maintained and repaired during the works of NEEB by their contractors and/or CCC be provided by funds such that should they fail to do so CCC could implement at no expense to any CCC resident.

WBPC's Planning Committee will discuss the current application at their meeting this week and advise specifically their view as to why such they consider such should be approved or rejected by CCC.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Brian Butcher', written in a cursive style.

Brian Butcher

Chair west Bergholt Parish Council