

<p>1. Will construction work be carried out on Saturdays? (1 question)</p>	<p>This is a possibility. The Planning Authority advises that acceptable hours for noisy work from construction can include 8am to 1pm on Saturdays. However, on TDC development schemes we try and limit working days to Monday-Friday where possible and works can only take place on a Saturday morning where TDC have given specific approval.</p>
<p>2. What are the site working hours? (3 questions)</p>	<p>Working hours will be restricted to 8am to 6pm Mon to Fri although in practice most sites finish work between 4-5pm. However, the contract will also include a requirement to schedule large deliveries and heavy works traffic outside of the drop off and pick up times of the school.</p>
<p>3. Will any damages to kerbs and verges during construction be made good again afterwards? (4 questions)</p>	<p>Yes. Before work starts we will prepare a schedule of condition of all the verges, kerbs, and this will include a photographic record. The contractor will be responsible for making good any damages to roads, footpaths and services underneath or adjoining, whether on public or private land, if caused by the contractor or their subcontractor.</p>
<p>4. Will any damage to private fences and property be made good afterwards? (2 questions)</p>	<p>Yes, as above. The contractor will be responsible for making good any damages, whether on private or public land, if it is caused by them or their sub-contractor.</p>
<p>5. Will alternative garages be offered to the garage tenants at Wolfs Wood? (1 question)</p>	<p>Yes, although there may be a waiting list for some of our other garage sites we will do our best to offer you an alternative garage at a nearby location. If you are interested in renting another garage you should email: ECordovaGuerrero@tandridge.gov.uk or ring the Council on 01883 722 000 and ask for Emma Cordova Guerrero.</p>
<p>6. Did the Council remove garage doors and lintels to make them look worse? (1 question)</p>	<p>No. When a decision has been taken to redevelop a garage site, the doors in good condition may sometimes be removed and used as replacements elsewhere in the district. The issue with the garage site at Wolfs Wood relates mainly to the garages of concrete construction. These were inspected in 2018 and identified as too costly to repair. Many of the pre-cast concrete components were breaking up and this exposes the reinforcing bars within which causes them to rust (and makes it worse). The concrete components are old and no longer available to buy for repairs. Because the garages are interlocking, they rely upon each other for structural stability. The garages were therefore vacated on health and</p>

	<p>safety grounds and the site was put forward as having development potential. The brick garages do not have the same problems but they have been identified as also having asbestos roofs which will require replacement.</p>
<p>7. How will traffic, including construction traffic be managed during the building work and where is everyone going to park? (11 questions)</p>	<p>The contractor is required to manage the works with minimum disturbance to members of the public and neighbours, particularly in respect to construction traffic, noise and dust and keeping the highway clear of mud at the end of each working day.</p> <p>A CTMP (Construction Transport Management Plan) will need to be submitted and approved by a planning officer. This is a detailed plan that identifies hazards and sets out particular controls so that the movement of vehicles and pedestrians on a construction site is managed and coordinated. This will typically include:</p> <ul style="list-style-type: none"> • Parking for vehicles of site personnel, operatives and visitors • Loading and unloading of plant and materials • Storage of plant and materials • Vehicle routing • Measures to prevent the deposit of materials on the highway <p>Contractor vehicles will need to be accommodated on the site and they will not be permitted to park in residential spaces preventing you from parking outside your homes.</p> <p>As part of the works we are also considering providing dropped kerbs and off-road parking for properties in very close proximity to the development site.</p>
<p>8. Who was invited to the public consultation? (2 questions)</p>	<p>Residents of 1-23 Hurstlands (odd numbers) Residents of 127 – 137 Pollards Oak Road (odd numbers) Residents of 68 – 156 Wolfs Wood (even numbers) The Headteacher of Hurst Green school The Manager of the Children’s Centre The current garage tenants at Wolfs Wood garages Local ward members</p>
<p>9. Why have the residents from the flats already been re-housed when planning has not been approved? (1 question)</p>	<p>On previous developments the Council has waited until planning approval is received before decanting existing residents. However, this leads to prolonged periods of uncertainty</p>

	for the residents. In addition, some of the flats required money to be spent on them quite urgently and so the decision was therefore taken to allow residents to bid for alternative accommodation once they were formally told about the plans.
10. How is the development being funded and can the Council afford it? (2 questions)	The Council's house building programme is funded through a combination of income from rents, Right to Buy receipts and low interest loans available to public sector organisations. It may also be possible to get Homes England grants in the future. It is not funded from council tax.
11. Who will own the finished scheme? (2 questions)	The homes will be owned by Tandridge District Council and allocated to households on our housing register.
12. When and how will residents be told when construction work will be happening? (2 questions)	If planning is approved, the Council will appoint a contractor who will contact residents and introduce themselves. They will give names and contact numbers for the site management and are required to provide newsletters to residents to let you know what works are happening when and any other information that they think will be useful for you to know. We can request that they communicate in advance about particularly noisy and intrusive works including the demolition of the existing garage blocks.
13. The drawings show hedges around the car park. What type will they be and who is responsible for maintaining them? (1 question)	It is too early to say at this stage, but a landscape contractor will be consulted for advice. The contractor will be required to produce a landscape plan which will include the detailed planting proposed. The contractor is usually responsible for the maintenance of the landscaping for the first 12 months following completion and then the responsibility passes to the Council.
14. Are the new houses on the same footprint as the existing dwellings? (1 question)	No, in some cases the new buildings may be slightly closer to existing boundaries. This is to make best use of the land available, maximise the parking that we can create on the site, retain as many existing trees as possible and avoid the root protection zones of those trees.
15. What about overlooking? (3 questions)	The designs meet planning requirements in relation to minimum distances and overlooking. Overlooking has been kept to a minimum by designing the internal layouts so the windows closest to existing boundaries are secondary windows i.e. bathrooms, bedrooms, kitchens etc

<p>16. What will the boundary treatment be, and will my boundary be left open at any time? (2 questions)</p>	<p>Generally, our boundary treatments tend to be 1.8m close boarded fencing, using concrete gravel boards and concrete posts. The contractor will be asked to programme the boundary fence installation early in the construction process. When the garages are demolished the boundaries will be protected immediately using Heras fencing and the new fences will be installed asap after.</p>
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