

DATE: 15th December 2020

Issued under cover of Email

Project: Bedford Passage Development
Reference: S106 – Basement construction Plan; Clause 2.25 C.3.(xii)

With reference and regard to the planning condition 2.25, sub-clause C.3.(xii) which requests the following information;

“(xii) amelioration and monitoring measures of construction traffic including procedures for co-ordinating vehicular movement with other development taking place in the vicinity and notifying the owners and or occupiers of the residences and businesses in the locality in advance of major operations delivery schedules and amendments to normal traffic arrangements.”

Please find below further relevant information/statements to satisfy this requirement.

Amelioration & monitoring (and management) of construction traffic:

During the next phase of the works i.e. basement construction, Morgan Sindall will continue to monitor construction traffic in the way in which it has done for the archaeological phase. All vehicles will be booked in to a delivery schedule, run by the site team, to ensure vehicle movements are planned and known throughout the works. This process will be directly coordinated with Ark Build PLC who are cohabiting the site with Morgan Sindall, albeit undertaking independent works.

Traffic will be monitored in line with this booking schedule and our minimum standards/ expectations in terms of FORS and CLOCS compliance- outlined in our previous Construction (Logistics) Management plan.

There is to be an update to this plan to be provided in the new year to discuss proposals for further improving (amelioration) the flow of traffic, both construction and non-construction, which shall, given permissions from the council, be implemented from August/September 2021.

Co-ordinating vehicular movement with other development:

Continued informal discussions will be had with our closest neighbouring development, at the Arthur Stanley House development on the Tottenham Street, to ensure that we don't crossover any planned road closures and the like during our works. There are no other impactive/ significant developments in the immediate area that are likely to cause a combined traffic flow effect on the road network around our development.

The aforementioned plans for amelioration of traffic flow will significantly support the endeavours to reduce possible impacts of construction traffic build up on the road network.

Notifying the owners and or occupiers of the residences and businesses in the locality

Throughout the archaeological phase Morgan Sindall have communicated with the local properties and business through a project Newsletter. This Newsletter has served to inform readers of the planned works and any changes to be made on a regular basis. Morgan Sindall plan to continue to develop and send this Newsletter to keep to local community informed.

In addition to this Morgan Sindall have been in direct verbal and written communication with the neighbouring properties to discuss works and traffic flow and on occasions any concern matters raised. Again this will continue throughout the works planned ahead.

Yours faithfully



James Kidgell MCIOSB
Senior Project Manager
Construction- London & Northern Home Counties
M 07976429312
E james.kidgell@morgansindall.com