



# WELCOMES & UPLANDS ROAD ASSOCIATION

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Dear Resident,

26<sup>th</sup> April 2022

I am writing to you personally as I understand that there are an increasing number of people living in the lower end of Welcomes Road whose lives are being ruined by HGV traffic and unprofessionally run construction sites and I wanted to address some of the specific areas of concern.

## 1) HGV movements:

Because the construction site at 10WR is in close proximity to Valley Road/ Kenley Lane there seemed little point in allowing construction traffic to drive all the way to the top of Welcomes Road and out at Hayes Lane so it was decided that construction traffic would enter and exit at the Valley Road end. Because 42WR is also not far from Valley Road, though admittedly at the furthest practical limit, it was felt that construction traffic could still enter and exit Welcomes Road at the Valley Road end and limit the damage and extra wear and tear to our road network. What we had not allowed for was the extraordinary amount of excavation that has taken place at this site and obviously the resulting extra traffic confined to the lower end of the road. The resulting disruption to your lives is regretted. We understand that to clear the rest of the spoil from the site another 15 or 20 trips will be required and we have instructed the builders to have HGV traffic enter from the Valley Road end and exit onto to Hayes Lane and Uplands Roads/Abbots Lane to spread the load.

## 2) Flood alleviation works

In May/June there will be 8 weeks of disruption at the WR/KL/Valley Road intersection due to the installation of a flood alleviation system by the Council which will benefit everyone. HGV traffic should be able enter WR via Valley Road and will exit at WR/HL- this presupposes that HGV drivers obey instructions!! There will be 4 way traffic light control while the work is carried out and we are not entirely clear how this will effect HGVs.

## 3) Road resurfacing phase 1 Hayes Lane to Uplands Road

The Committee took the view that with £200,000 sitting in the bank account earning a pittance in interest whilst inflationary rises (currently around 5-7% p.a ) in tarmac costs it seemed prudent to carry out the work now rather than later. Also residents have been able to see how both roads will eventually look. We were happy with the work carried out by London Surfacing Ltd with minimal disruption and high standard of work. Our priorities remain to give preference to the eventual resurfacing of the section from Zig Zag Road down to Valley Road when and only when developers have departed. It may seem unsatisfactory to you but we have no option given the Council's entire lack of sympathy for all the arguments put to them against over developing sites fronting Welcomes Road. Given that the building work will take several years to complete we shall be discussing options for



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creating a safe pedestrian route to the lower end using money from the Community Infrastructure levy.

#### 4) **37WR resident's felling of 2 trees and WURA's perceived involvement**

Our only involvement was to warn residents about the tree felling which was carried out for safety reasons on the advice of the Council Environmental Officer.

#### 5) **Lack of repairs to the road**

There appear to be 2 sites causing concern-

a) long trench from 10WR created by UKPN-after several missed dates the permanent repairs will be taking place in the two weeks probably on a Saturday - pedestrian access is assured but vehicular access could be temporarily restricted. The work will be carried out in one day.

b) the entrance to 42WR-I will be requesting urgent repair work to be carried out.

If there is other remedial work you feel needs doing please tell us.

#### 6) **WURA is ineffectual resulting in several residents withholding their levy**

Some of you are aware of the work and time Richard Russell and others have spent trying to ensure the least possible disruption to your lives-to say this is an uphill struggle is an understatement and I can understand your dissatisfaction but it is NOT because of our perceived inaction.

I have emailed the relative Council department demanding a meeting to discuss their lack of support or even interest in addressing the disruption caused by their planning department's continued approval further developments fronting a narrow privately maintained road.

I admit I do not hold out much hope but-----!

I also hope we can get our new Councillors to the AGM on 3<sup>rd</sup> May to answer some of your questions.

With kind regards

Colin Brown  
Chairman