

## The Chase Harlow Objections/Comments

### Objections received

1

Dear Sir/Madam,

I refer to the above property and your letter dated 14th November 2018, indicating the intention to introduce yellow lines with no waiting or loading.

I wish to object to these proposals in the strongest possible terms.

I list below my reasons for the objections.

I advise that my mother and father are currently living with me. They are very old and frail especially my father who can hardly walk. My father has to physically hold on to me to enable him to walk (which is a great struggle for him), to the car which I park in the Chase.

My mother has a lot of medical problems including a heart condition which has to be checked regularly.

If I'm unable to park my car in the Chase then there's and mine life will be made even more difficult.

I advise that they would not be able to get into the carport I own as this arrangement is not disabled friendly.

Both my parents have visits from nurses and other NHS staff. If yellow lines are introduced these people will have nowhere to park in the Chase.

Please explain where NHS staff and visitors visiting residents will park?

If no cars are allowed to park on the Chase then there is a risk of cars increasing their speed, as they will have a clear run which could cause accidents as there are a number of local schools near by. Please advise if a risk assessment has been carried out?

Traffic flow and speed will increase the noise pollution for us residents of the Chase. Please advise what measures will be put in place.

I advise that my family have deliveries from local supermarkets and other outlets. Please explain where these deliveries will park.

In view of the above comments yellow lines are not necessary for the Chase. As far as I am aware no residents have ever requested this and therefore the matter should be closed.

Regards

2

Dear Sirs

**RE: Introduction of no waiting and no loading restrictions on The Chase, Newhall, Essex**

As a resident of The Chase in Newhall I **strongly object** to the introduction of parking restrictions to this road.

The only issues on this road are caused because of the volume of properties constructed in the development over the past few years and therefore the volume of traffic using The Chase as the only route in and out. This is down to poor development planning by Newhall Properties, The Architectural team and the planning department within the council. No allowance has been made for traffic volumes for the many homes constructed, the nursery and there is now a school has opened causing traffic issues.

Parking restrictions will cause many issues within the community. I list some below:

- \* lack of parking now for residents and visitors - will be seriously worse if restrictions are enforced

- \* Garage design and weight of door are poor and therefore not fit for purpose - this has been raised many times over the years we have lived in Newhall however the developer has no interest in discussing the issue

- \* speed of traffic is already an issue. Please refer to local Police who spent one day on The Chase stopping cars for excessive speed. I assume before the council will act on this there needs to be a serious accident where someone is injured or killed!

- \* Additional traffic due to volume of homes being built and School - non residents speeding on The Chase

- \* Parking issues will arise on local side streets and will cause social issues, damage to curbs and pavements together with no doubt damage to vehicles

- \* if no parking then how would one unload following a visit to the supermarket?

- \* how would a parent load and unload children in and out of the car?

It simply comes down to penalising residents on The Chase who have invested large sums of hard earned money to purchase property to only benefit Newhall Properties and the local council. The developer sells more houses and the council claims more tax.

The solution to this is to look at the development plan for Newhall and introduce more access roads NOW and not in five years once more houses are sold. This will then reduce the volume of traffic on The Chase. You need to meet with local residents and involve them in the planning of these access routes.

Why is The Chase so narrow now? This is a planning issue that has not been thought through properly and permissions to build have been given without proper due care and attention.

Parking restrictions are not the solution. This will cause major problems in Newhall for years to come. It will affect the community and the values of the property on The Chase and surrounding streets.

I welcome comments back and would insist residents of The Chase are heard fairly and that the matter is brought to a close and we work together to find a solution.

Yours sincerely

3

Dear Sir,

Re: North Essex Parking Partnership (NEPP) consultation (The Chase, Harlow, Essex): No waiting/loading restriction (on street) order 2018 notice of intention

We write in support of the residents who live on The Chase to oppose the implementation of the above order. If you agree this notice of intention, the resulting traffic regulations will have

a detrimental impact on all the residents living directly on The Chase for the below reasons.

This notice of intention is premature as The Chase remains the single most used access point in and out of Newhall. A second main access (Newhall Way) is currently under construction. It is hoped that this new access road will relieve traffic congestion in Newhall which negates the need for additional traffic measures on The Chase.

Most of the residents on The Chase have little or no alternative parking provision at the rear of their properties or on the adjacent roads in the surrounding area. The introduction of traffic regulations will have a major knock-on impact for the rest of Newhall, causing parking chaos for other properties in Newhall who already struggle to park outside their home. The parking provision included with properties on The Chase was totally inadequate to meet capacity, hence the reason why residents are forced to park on the main road.

The garage provision was built to a minimal specification. This means the original plans for Newhall failed to future-proof The Chase in anticipation of the growth in size of most modern cars. Cars cannot fit into the existing garages and drivers cannot get out of their cars when they try to park them.

Tandem parking has also proved to be totally ineffective as residents need to keep swapping their cars out. In any event, the rear access points are already 'parked out' by adjoining households because of the lack of existing parking provision.

The Chase is adequately wide enough for the current parking set up. Cars do not perversely impede traffic flow, emergency service and refuse collection vehicles have good access. By restricting parking along the length of The Chase this will undoubtedly encourage traffic to speed, thereby causing a significant danger to pedestrians, especially children attending the Newhall Primary Academy and nursery, which opened their doors to the first intake of pupils recently. The existing parking along The Chase acts as a positive 'traffic calming' measure.

We would strongly recommend that this notice of intention is abandoned. There should be a full traffic assessment undertaken once Newhall Way is opened to look at what effect this has had on traffic movements along The Chase.

Attached are some photos that show the major problems residents in Newhall and those who live on The Chase deal with daily. The vast majority of residents on The Chase have already submitted a petition calling for this consultation to be stopped.

We look forward to your response.

Yours faithfully,

XX XX XX

4

Dear Sirs,

I am writing to object to the proposed plans to introduce no waiting/no loading restrictions at The Chase, Newhall, Harlow. I feel that in our individual circumstances we are being overtly penalised by the proposed changes.

Currently cars park on either side of the road for much of the day particularly in the evenings and overnight. Your proposals will likely halve the number of parking spaces throughout the length of The Chase and will mean that approximately 20 plus cars will need to find alternative parking. At present I have no idea where you intend that amount of additional parking can be found. In our particular circumstances living at number XX The Chase, you will see from the picture below that if we cannot park at the front of the house we have no alternative. We cannot park outside our own garage (positioned at the back of our house in Allis Mews) as this would result in us blocking the connecting car port of our neighbour at X Allis Mews who house two vehicles there. In addition, we have no legal right (to my knowledge) to park in the spaces at the back of the house in Allis Mews as I believe that these are assigned to the flats and houses there. On the occasion that I did park my car there (in an unmarked bay) I was faced with an abusive note from one of the neighbours.

Your proposals also raise the following practical concerns:

- Where are visitors to Chase residents going to park – including my elderly parents ?
- Danger for my children when crossing this busy road if **in the event we do manage** to get parked opposite our house.
- No suitable speed enforcement restrictions on the The Chase. The recent introduction of a 20 mph speed limit has not stopped irresponsible drivers from speeding down this stretch of road. The proposed amendment to the road layout will only serve to increase the opportunity for speed merchants to gain momentum.
- No alternative parking – no one can be expected to park in their garage at all times – This is just unrealistic and impractical in today's age. Like with most families the garage is used for storage purposes as the garden is too small to house outside sheds. We are a three car family, typical for a family in a four bedroom house of this size. We cannot fit three cars in the garage.
- It is against the highway code to face the oncoming traffic when parked and so to park on the other side of The Chase would not only require me to 1) either cut across the on-coming traffic or 2) turn around in the road so as to avoid this from happening and to protect my passenger from getting out road side – all ridiculous and annoying.

I do not believe that as residents on the street which is taking the major impact of the developers greed and lack of forethought that we have been adequately consulted in this matter. As such I would appreciate someone to contact me personally regarding my objection. Without the benefit of suitable off road parking (at minimum 2 designated parking spaces for a four bedroom dwelling), in addition to the obvious inconvenience, this renders my house less valuable and less saleable than others in the same street and is not what I signed up to when I bought it. Whilst we could accept the lack of parking outside our garages when we first bought the house 9 plus years ago, we then still had

the practical and preferred option of parking on The Chase road outside of our home. One way or another, this needs to continue. I would suggest that allocated spaces for the houses between XX to XX The Chase be introduced which is clearly achievable and the most practical long term solution. This would have the same effect of keeping the road clear. My view is that the developers are just trying to get out of this cock-up on the cheap and hence we are not being offered this solution.

At varying times, over the past few years, since the 2<sup>nd</sup> Phase of the Newhall Development went ahead we have heard via the Newhall Project Team that some designated parking spaces will be introduced for The Chase residents. There was discussion about removing some of the grass to accommodate designated parking bays. This would be a much better solution and can still be accommodated whilst providing clearer view on the main road and quick access for emergency vehicles. I understand that the view is to keep the lovely green tree lined avenue as this sells more houses and attracts people to the Newhall Development, but this may no longer be reasonable. Perhaps our street could now be “redesigned” to include parking bays as in High Chase on phase 2 of the Newhall development. Now, that is, the mistakes in the design of the major access road layout are recognised.

I believe that we are in exceptional circumstances. The proposed enforcements in my view are detrimental to the standard of my living on Newhall and also seriously impede the value of my property. Who would want to buy a four bedroom house without outside parking?. Where do you expect us to park? This is unfair treatment and I seriously intend to take further legal advice in this matter as I understand we would be entitled to compensation should my concerns not be addressed. The Developers have clearly messed up in their overall plan and lack of foresight. The need to get emergency vehicles down to the bottom of the street should have always have been a key consideration, otherwise the designers of this so called award winning estate are clearly incompetent.

I would appreciate someone to contact me personally.

**I am copying in Mr XX XX@XX and XX** as in their positions I hope for their support in this matter. Not only for myself personally, but the impact this has on other residents in The Chase and surrounding area.

With Best Regards,

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Dear Sir/Madam

RE: NOTICE OF INTENTION TO INTRODUCE NO LOADING AND NO WAITING ON THE CHASE NEWHALL

Please note we strongly object to The aforementioned proposal for the following reasons :-

The road at the moment is clogged with speeding traffic at peak hours - Essex Police have caught a number of speeding residents on The Chase doing excessive speeds -clearly this

is a cause for concern ! - at present parked cars cause motorists to slow down and stop hence reducing speed and allowing residents to cross safely - the introduction of yellow lines would promote ease and speed if traffic thus promoting noise pollution through increased traffic flow and speed.

There are currently two schools, a shop and designated play areas on the estate promoting traffic flow will directly impact resident safety

For those of us living on the chase

There is no alternative parking available -

The development uses the allocated parking on The Chase to meet basic minimum standards of parking for the type & sizes of the properties.

Garages were built to the minimum size required (we are a family of 4 with 4 vehicles and have a very small car port to accommodate one very small car I.e a smart car.

There are currently parking restrictions in force at the rear of The Chase and a number of dropped kerbs - hence no viable parking alternatives !!

No alternative solutions appear to have been considered to address the problem of a single road access on a now large development- for the past 14 years and until the new phase of homes were built over the bridge - we had no excessive traffic or speeding motorists - Newhall has two current access points to London Road. A third is currently under construction & a fourth could easily be achieved utilising the construction road ! THIS WOULD SEE A SIGNIFICANT DECREASE IN TRAFFIC VOLUMES ON THE CHASE !

##THE BRIDGE AT THE END OF THE CHASE LEADING TO NORTH CHASE COULD ALSO QUITE EASILY BE FITTED WITH AN ELECTRONIC ACCESS GATE TO BE EXCLUSIVELY UTILISED BY EMERGENCY VEHICLES & SCHOOL BUSES !

We would really appreciate a viable alternative solution - the proposed no waiting and no loading restrictions will have a huge negative impact

Yours sincerely

6

Dear Sirs

I have serious objections to the proposed TRO for The Chase, Newhall, Harlow, CM 17. They are set out below.

Safety.

Removing the cars parked on the Chase would result in cars speeding on the Chase, as is already the case. Currently, parked vehicles act as a traffic calming measure. Given the proximity of schools, a nursery, playing fields and the only local shop, the likely increase in traffic speed would present a danger to children and other residents of Newhall. This measure would only increase the possibility of a child being killed by a speeding vehicle. The same would apply to any Newhall resident run over by a speeding car along The Chase. Needless to say, our pets would face higher risk.

Very few local authorities would look to actively increase traffic flow/speed in such an area. A consultation with Essex police should confirm that a number of cars have been stopped on The Chase in the last month for excessive speed, indicating a potential issue already exists. Anecdotal evidence from Newhall residents of The Chase suggests speeds in excess of 40-60 miles per hour (mph) where the speed limit is set to 20 mph. This would likely to be exacerbated by the removal of the parked vehicles.

Environmental concerns.

The increased volume of traffic flow and the speed of vehicles would negatively impact on the noise pollution for those residents of The Chase. No measures have been indicated in the TRO to prevent this. Additionally, the construction vehicles that often ignore the sign telling them to use the special service road (off London Rd) would see The Chase as an acceptable short cut when coming from A414 via London Road to the eastern parts of the new development (i.e. The Edge). This will cause not only excessive noise pollution, but also add to dust/dirt deposited in our homes through open windows, putting at risk residents with respiratory conditions.

Absence of alternative solutions.

Where are all the cars supposed to go which are currently parked on The Chase? There is little or no alternative parking available to residents of The Chase. Some residents on The Chase don't even have a usable parking space and most households on The Chase, which are 4-5 bed roomed houses, have 4-5 cars that need parking accommodation. The development uses the unallocated parking on The Chase to meet basic minimum standards of parking for the type and size of the houses. Our garages were built to minimum requirements, hence they are not large enough to accommodate the modern average sized car. Given the parking restrictions already in force elsewhere on the estate, there is no viable solution to the parking requirements for 100 or so cars. There does not appear to be any proposals put forward for alternative parking.

Disabled residents will not be able to park close to their front door, as they currently are able to, due to the increase in competition for spaces.

Other

There needs to be more alternative road access to the ever increasing in size development, as The Chase should not be the main route into and out of the area. Newhall has two current access points to London Road. A third is currently under construction and a fourth could easily be achieved, utilising the construction road. This would see a significant drop in traffic volumes on The Chase.

To manage the traffic flow further, the bridge, at the Newhall corner shop and former nursery, could have remote activated posts/bollards to only allow buses and emergencies vehicles through.

I urge you to stop the TRO proposals for the Chase, Newhall to go ahead, and look for the alternative solutions.

Regards

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Dear Sir/Madam

Just want to object about the potential parking plans that have been posted around The Chase, Newhall.

I live along the front of The Chase on the road where you're planning to make the parking restrictions. I already have problems parking outside my property as it is without these new plans. There is very limited/no parking as it is with the amount of vans parked along our road, most of which don't live along The Chase they just dump them there to avoid parking tickets. Instead of making complete parking restrictions maybe make it permit only or just restrict one side of the road at certain times. Parking is a major issue as it is and these potential plans will only make it worse.

Kind regards,

8

Dear Sirs

I recently received a letter with regards to parking restrictions being introduced on The Chase, Newhall.

I live at number XX The Chase CM17 9JA

I strongly object to these plans on the following grounds:

I have a garage which I use. However, there are many times when I require parking on the Chase. These restrictions will make life extremely difficult and cause inconvenience when

- 1 I am unloading shopping and heavy items from the car (very often)
- 2 We have guests visiting the house (often)
- 3 We have overnight guests to stay. (often)
- 4 There are tradespersons attending the house
- 5 Deliveries are being made

At the moment, there is just enough parking on The Chase to accommodate the current number of cars.

Any less, and life will be unnecessarily miserable.

In addition, there is a huge problem with speeding cars. To make the road clearer will just exasperate the problem.

As a resident, I believe we need to resolve the following issues:

- 1 tackle the speeding problem
- 2 put something in place to stop cars from 'blocking spaces' for prolonged periods of time as is the case at the moment

We are in a residential area in Harlow and not a city centre. There must be tried and tested example of a way to resolve the issues without having to inconvenience the residents of Newhall so greatly.

There is absolutely no need to put such severe restrictions in place.

I am a business owner and have been a resident of Newhall for 14 years. I would be happy to discuss the matter with anyone trying to resolve the issues with the hope of finding an optimum solution.

Yours sincerely

9

Dear XX

I am writing to ask you to please stop the proposed order to put yellow lines on The Chase.

I live on Crossway, the road behind The Chase and have a young family so need to park my car on the road in front of my house. We live in a townhouse and do not have a big enough drive to park our car. I'm extremely concerned that should the yellow lines be put on The Chase people will start to park on our street. The road is not wide enough for us to park on each side of the street and there are is not enough spaces to park our cars, plus the houses on The Chase who will need to park elsewhere (assuming they will then park at the back of their properties on Crossway). Should these people even be able to find room to park on Crossway it will make life very difficult for us and we will not be able to park near our house.

One of the reasons we moved to Newhall is because of the quiet location but it does seem to be growing increasingly busy and there is a definite need for more parking and better access via alternative routes to The Chase.

I please ask that you kindly re consider the application and focus on better access to the development and therefore a solution for everyone - rather than no one - which the current application appears to be doing.

Should you wish to talk more, my number is XXXXXXXXXXXX.

10

Dear Sir/Madam

I wish to object to the proposed new parking restrictions for The Chase, Newhall, Harlow, CM17 9JA .

If these restrictions are approved they will bring chaos to the area causing massive parking problems for residents that live on The Chase .The garages/car ports built for those properties will only fit 1 small vehicle per property . Most properties have 2 to 3 vehicles and rely on The Chase to meet their basic parking needs . There is very little alternative parking available to residents of The Chase and these measures would cause great hardship.

The parking restrictions already operating elsewhere on the estate mean that there is no other viable solution to these parking problems .

I would also point out that once all the points of access between Newhall and the London Road have been completed it should see a significant drop in traffic volumes on The Chase .

Yours faithfully

11

Hi,

I am writing to formally object to the proposal for the parking restrictions at the Chase in Newhall.

I live at X The Chase and feel this will have a hugely detrimental impact on my property in terms of parking availability whilst being unaware of what benefits these restrictions will bring.

12

Dear Sir.....

I once again take this opportunity to write to yourself with my objections to the proposed "No Waiting" , "No Loading" and parking restrictions for the above mentioned road, namely The Chase, Harlow, Essex, CM17 9JA.

I have a number of objections and will attempt to list them for you in no order of preference,

1,...

I live in a 4 bedroom End of Terrace Townhouse,.... after checking parking provision requirements it seems to me that closest equivalence on regulations is that of the requirements for a 4 bed semi detached or 4 bed detached dwelling, namely 4.25 spaces, I have, with my property, a single garage, (In breach, I am sure, of current building requirements) constructed to minimum size dimensions, ergo impossible to park a normal family size vehicle in, so I have to park in front of my garage,.. effectively taking up what the developers are trying to classify as 2 spaces! (one in.. and 1 in front).. a ludicrous situation to start with!.... Other vehicles in my household have had to utilise the current "On-Road" parking available on "The Chase". To do away with this provision would be extremely foolhardy as parking throughout the estate is already tightly regulated. Potentially relocating the 50-100 vehicles that currently park on The Chase, with no extra parking provision would be nigh on impossible. I am sure that the developers have used the unallocated parking on The Chase to meet the basic minimum requirements for dwellings of this size

2.

There is also the "Noise Factor", when moving into my property almost 10 years ago, The Chase was a cul-de-sac, a very quiet, peaceful one at that: I was not: and I am sure other residents were not: told that "The Chase" would evolve into the main thoroughfare into and out of the whole development, as a consequence of this, there is now a steady stream of traffic racing along the road from 05:30 in the morning until almost 22:00 hrs, with the commensurate jams occurring at both morning and evening rush hour times,....., this in itself is dangerous, but the noise of vehicles speeding between the buildings as they travel along the Chase is amplified by it bouncing off the opposite houses, to such an extent that one is left with a choice of either sleeping with ones bedroom windows closed, or being awoken at 05:30 every morning, by the noise of a steady stream of vehicles racing into, and out of the estate. Any increase in traffic and traffic flow will only increase the noise pollution already experienced.

3,

There is also a safety issue,.. currently cars are already "speeding" along "The Chase", (a signed 20 mph area), in the last month there have been a number of cars stopped for excessive speed, way above the 20 mph posted limits,.... there is already a speed issue!, to take away the vehicles already parked on The Chase would only exacerbate the problem. It would also serve to increase the noise pollution caused by these speeding vehicles.

Other measures should be considered, namely ensuring the developers actually put in place the infrastructure to support the homes they are building,

BEFORE being allowed to market them, this whole issue is purely as a result of the developers failing to do such when opening the new part of the Newhall development.. close to 1000 new dwellings... (possibly 2000 vehicles).. all being funneled down what was once a quiet leafy cul-de-sac.

There is currently a new exit being constructed, and another is easily achieved by upgrading the haul road at the back of the estate, doing such would have the immediate effect of reducing both traffic and noise pollution, AND would do away with any need to restrict parking along The Chase.

Please take this opportunity to rethink your proposals which would be damaging to all residents on The Chase, and would only serve to increase the speed of vehicles (already speeding) along The Chase, and decrease the quality of life, experienced by the residents of The Chase.

Regards

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Here are the grounds for my objections to the proposed TRO for The Chase, Newhall, Harlow, CM 17.

In terms of **environment**, the increase in volume of traffic will negatively impact on the noise pollution for the residents of The Chase. The traffic flow starts around 4am and its intensity does not subside until 9-11am. Then it increases again after 4pm and stays until 7-8pm.

The Chase is often used by construction vehicles as an access road. This situation will only worsen with TRO applied clearing road from parked vehicles and thus inviting use by heavy goods/construction vehicles. The dirt/dust from these vehicles penetrates our houses and often can be found on tables and other furniture in our kitchens and bedrooms. I do not see any measures proposed in the TRO to prevent these impacts.

Regarding **road safety**, removing parked cars from the Chase would result in increase of the speed at which other residents of Newhall drive through The Chase. Whilst currently speed is limited for The Chase to 20mph, many Newhall residents observe speeds in excess of 40-60mph of vehicles travelling through The Chase to other parts of Newhall. At the moment, parked vehicles act as a traffic calming measure.

Given the proximity of schools, a nursery, playing fields and the only local shop, the likely increase in traffic speed would present a danger to children and other residents of Newhall. This measure would only increase the possibility of a child being killed by a speeding vehicle.

Very few local authorities would look to actively increase traffic flow/speed in such an area. A consultation with Essex police should confirm that a number of cars have been stopped on The Chase in the last month for excessive speed, indicating a potential issue already exists. Anecdotal evidence from This would likely to be exacerbated by the removal of the parked vehicles.

There are **no designated disabled spaces** proposed. As a disabled person myself in full time employment, when returning home at night I still can find a space to park as close to my front door as I possibly can. This situation will certainly change with introduction of the TRO. Disabled residents will not be able to park close to their front door due to the increase in competition for parking spaces.

There is clear **absence of alternative solutions** considered. What would happen to all the displaced vehicles? Owners will have to park them on narrow lanes and pedestrianised spaces around Newhall, causing great inconvenience to other residents.

There is little or no alternative parking available to residents of The Chase. Some residents on The Chase don't even have a usable parking space and most households on The Chase, which are 4-5 bed roomed houses, have 4-5 cars that need parking accommodation. The development uses the unallocated parking on The Chase to meet basic minimum standards of parking for the type and size of the houses.

Our garages were built to minimum requirements, hence they are not large enough to accommodate the modern average sized car. Given the parking restrictions already in force elsewhere on the estate, there is no viable solution to the parking requirements for 100 or so cars. There does not appear to be any proposals put forward for alternative parking.

There are also **other concerns**. There needs to be more alternative road access to the ever increasing in size development, as The Chase should not be the main route into and out of the area. Newhall has two current access points to London Road. A third is currently under construction and a fourth could easily be achieved, utilising the construction road. This would see a significant drop in traffic volumes on The Chase.

To manage the traffic flow further, the bridge, at the Newhall corner shop and former nursery, could have remote activated posts/bollards to only allow buses and emergencies vehicles through.

The proposed TRO for the Chase, Newhall should be stopped as it will negatively impact on the number of factors outlined above in my letter. There is a strong need to look for alternative solutions.

Kind regards

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> I am writing with reference to the proposed TRO for The Chase, Newhall.

>

> My objections are as follows:-

>

> Parked vehicles currently act as a traffic calming measure. Given the proximity of schools, nurseries, playing fields and local shop, the likely increase in traffic speed would present a danger to children and other residents of Newhall. Few, if any, local authorities would look to actively increase traffic flow/speed in such an area. A consultation with Essex Police should confirm that a number of cars have been stopped on The Chase for excessive speed in the last month, indicating a potential issue already exists. This would likely be exacerbated by the removal of parked vehicles.

>

> There is little or no alternative parking available to residents of The Chase. The

development uses the unallocated parking on The Chase to meet basic minimum standards of parking for the type and size of houses. Garages were built to the minimum size required and are as such unable to accommodate all but the smallest car. Given the parking restrictions already in force elsewhere on the estate there is no viable solution to the parking requirements for 100 or so residents cars let alone visitors.

>

> The increase in traffic flow and speed will increase the noise pollution for those residents of The Chase. No measures have been indicated in the TRO to prevent this.

>

> Lastly, no alternative solutions appear to have been considered. Newhall has two current access points to London Road. A third is currently under construction and a fourth could easily be achieved utilising the construction road. This would naturally see a significant drop in traffic volumes on The Chase.

>

> Yours Sincerely

15

Afternoon

I am a resident of Newhall and live at number XX The Chase. When Newhall was planned maybe Yellow lines should have been put in from the start but proposing to stop people parking outside their houses nearly 15 years after houses were built with some residences who may of lived on the Chase for 10 odd years is not fair. There will be nowhere else for these cars to now park, (may i just add we never ever get any letters regarding parking permits or changes to the area despite actually living right in the centre of the road/area in question. We have to rely on an App on FB or for other people to let us know, sticking a letter on a lamp post for me to read in the rain is not good enough).

I am also concerned that people across the road will start to park behind my house or on my drive way (it has been done before) if they have no way of parking anywhere near there own house

We have a drive way next to our house (the red rectangle) because the area in front of our garage is just over half a parking space in size (Orange square) to compensate. We have come home before to find that someone is parked our drive, it was sorted out at the time but if residents can no longer park on the Chase we are worried that people are going to park on our drive or fill up the visitor's bays permanently.

We are no longer allowed to park in the blue rectangle areas because of the new parking restrictions. We all live in 4 bedroom houses and some people have teenage children that can drive, where are these people supposed to park?

Photo 1

I never have a problem with the cars parked outside (Vans all night aside) on The Chase, if anything cars have to drive slower so it is safer for the children.

There is also the road Braggoens Ley, it's not like there is only one road into Phase 2.

Photo 2

You can even use this road round to Phase 2, I use it when the traffic lights are up while they are building the new Chicanes down London Road.

Photo 3

It also won't be long before the "Main" road into Newhall will be built/finished so that is 4 roads.

Photos 4 and 5]

Please don't yellow line our area, we all love living round here, friends and relatives will also no longer be able to visit.

If you roll out these yellow lines on the Chase our area will have big big problems.

Thank you

16

Dear Mr Trevor Degville

>

> I would like to document our support to 'Object ' to parking restrictions in The Chase -

>

> We have 3 properties in Newhall purchased in phase one - our main residence 36 the chase.

> Newhall developers marketed New Hall as a 'New Modern Way Of Living ' but have forgotten that with every property built in greed , parking facilities have been neglected-

> Four bedroom houses allocated 1 x garage ( too small to fit a car in ) plus one parking space -

> This is not the future -! Children are living at home for longer and its not uncommon that a family of four living in a four bed have a car each and require parking.

> New hall development have made side roads too narrow for parking and the roads are not straight , causing parking dangerous and limited. No thought has gone into this estate with regard to parking.

> Newhall was marketed for the working class , attracting small business owners , however restrictions again were brought in that sign writing on commercial vehicles were not allowed to be parked in the side roads within restricted hours ( during the night)

> No provisions have been made for vehicles , commercial or otherwise to be kept safe away from your property- New Hall temporarily gave commercial vehicle owners permission to park behind the shop but said that was on a non permanent basis- no security for unattended vehicles, no CCTV - totally unacceptable.

> Whilst the expansion of New Hall is underway , no consideration again has been made for vehicle entry or exit - why have they been allowed to build homes, schools etc without having safe and appropriate means of entry & exit ? Everyone is using The Chase, sorry the M25 !!! It is pandemonium.

> How have the Council allowed this to happen ? Granted permission for development without proper infrastructure in place.

- > I have on numerous occasions had to oversee huge construction lorries with trailers attached navigate themselves along the chase , when it clearly states The Chase is not to be used for construction vehicles.
- > If we could sell all three properties in New Hall and get the Hell out we would. The promises New Hall made of an 'ideal place to live' has horrendous flaws . Initially we were told that the maintenance on our 4 bed would not exceed £60 per annum. However maintenance exceeds that quarterly. New Hall developments have just made the rules up as they go along. Inexcusable!
- > To my disgust i found a parking ticket on my vehicle that was parked in Green Street. Parked appropriately, 32 feet from The chase ( adjacent road) quoting the caption 'Parked causing an obstruction ' - nonsense!!! I am in the process of appealing.
- > Should the council yellow line The Chase as proposed , hundreds more vehicles will be cramming up the side roads and will cause dangerous parking, tickets and neighbourhood nightmares - New Hall will become like the Bronx ! Residents are in uproar.
- > New Hall was also marketed as a 'Green Space for living 'what a joke ! With the constant vehicle congestion with engines starting and stopping , accelerating, speeding to and from , and houses blocking polluted air to escape, we are breathing it in.
- > I would propose that high chase be blocked off immediately from using 'the Chase' , and their means of entry & exit should use the construction road ( or other built for purpose permanently.)
- > No residents are living on this road and if there is going to be congestion , pollution wouldn't be a problem whilst other means of entry & exit from New Hall are put into place.
- >
- > I would be very grateful to hear your comments on the above and look forward to the council making the right decision for us 'The Residents Living In The Chase '
- >
- > I can be contacted on XXXXXXXXXXXX if you would like to discuss this matter further

17

Dear Sir/ madam

Rd Proposed TRO for The Chase Newhall, Harlow

I am writing to express my wish to object to the proposed order to put Yellow lines in operation along The Chase.

I currently reside at number XX with both my two elderly and disabled parents whom I care for. We frequently have to attend hospital / G.P and specialist appointments with the use of our disabled vehicle and therefore need to have access as close to the house as physically possible to enable my mother who has severe mobility issues to get in and out of at anytime.

In addition, installing yellow lines will firstly cause many issues with residents as there will literally be no where to park any vehicles at all. Already the Chase has just the right amount of space for residents' cars and therefore would only cause further congestion elsewhere around the Newhall development for them have to move elsewhere. There is no viable option for residents to park vehicles which will cause a serious problem especially for a family like my own.

May I suggest, an alternative solution to widen the road would be to carve parking bays into the grass verge (around the existing trees) perhaps on one side of the road therefore increasing the road width by a significant amount, that way parking will still be possible and the road is also widened to allow for buses to pass if entirely necessary.

In addition, you could also invoke a one way system, only allowing vehicles to travel eastbound along the chase from the junction of Square St to Great Auger St which would also reduce the volume of traffic along that part of the Chase and allow buses to pass without obstruction and then exit via a route utilising a construction road for example.

I am eagerly awaiting your response.

Kind regards

18

Good evening,

I am writing this email to firmly object to the plans of adding parking restrictions to The Chase, Newhall in Harlow.

Having recently moved to the Chase, in a two car house hold with only one allocated parking space, there is already, without these restrictions, difficulty to park. Having lived in Harlow our entire lives, we are shocked and quite frankly disgusted that these plans have been proposed. Knowing Harlow and the surrounding areas, there is no other residential estate with these restrictions in place. In what is an already a congested area, with a lack of parking, this will make the surrounding residential streets dangerous for not only road users but for the general public.

Further to this, I am greatly concerned that with no cars parked on the road, the road will be used as a race track. There are already issues with cars speeding down The Chase, allowing extra room will make this worse and there is a great worry that this will be an accident waiting to happen.

There are very few visitor car parking spaces for family and friends. If yellow lines were to be put in place, those spaces will be taken up by residents of Newhall because the parking is so poor. Where are visitors supposed to park and why are we, the residents of Newhall, being victimised by having these restrictions?

Living XXXXX including The Food Shop located at the end of The Chase and Caroline Mitchell hairdressers both of which are small businesses run by local people. These small businesses will lose out on custom as people just cannot stop and drop in for something they need to buy on their way home. People will revert to big supermarkets where the parking is free which makes our local business owners suffer which affects the overall community. You, as a local government, should be supporting these small businesses to ensure they thrive in the current economic climate.

Having discussed the plans with neighbours and residents of Newhall, the entire

community is shocked and appalled that these plans have been proposed. I hope the points I have raised in this email will highlight a small amount of issues this will cause. I hope you, the local government and parking partnership will have the sense to not pursue the proposed plans for the safety of our community.

Kind Regards,

19

**From:**

**Sent:** 29 November 2018 09:41

**To:** Parking

**Subject:** Fwd: The Chase, Newhall Petition Against Proposed Parking Restrictions

Dear Sirs,

Please find a petition from residents of The Chase objecting to the proposal to introduce no waiting and no loading at any time in this Road.

XX XX XX

---

From:

Date: 9 October 2018 at 08:05:10 BST

To: XX

Subject: Fwd: The Chase, Newhall Petition Against Proposed Parking Restrictions

Hi XX,

Please see below and attached the petition opposing The Chase parking restrictions.

Best wishes,

XX

20

North Essex Parking partnership.

The Chase. Newhall. Essex

Introduction of no waiting/loading restriction on street ORDER 2018

[parking@colchester.gov.uk](mailto:parking@colchester.gov.uk)

XX

XX

Dear all

With the greatest respect please accept this as my concern and objection regarding the above order which I consider offers no solution what so ever to the current situation with regards traffic movement and parking on the Chase. Newhall. Essex CM17

otherwise best regarded as a 'Rat Run'. The proposals offer no solution to what is the real problem of the Chase and that is to the level of Traffic, Pollution and the most obvious the high level of risk of an accident causing injury or fatality.

The Chase is a residential street and currently the main through fair to the Northern development of Newhall which must now number easily into the thousand or so residential accommodation units already in existence and most certainly if not, that number now will exceed that shortly, to add to this is now the provision of a School and Nursery requiring access.

My family and I have been resident of the Chase since January 2007 and have witnessed the volume and speed of the traffic on the Chase increase considerably to the point where traffic now speeds up and down the road from 6am to the early hours, The situation has now reached the ludicrous state that that the traffic on the Chase is travelling faster than the Old London Road (access to Newhall), which is currently undergoing road improvements of at least three significant calming measures.

## 2

### Objection and Concerns

- **Resident Safety:** The parked vehicles currently act as a calming measure against uninterrupted speed which is necessary, given the number of houses on the Chase, the proximity of schools, including schools which attract students from other areas travelling by foot or bicycle through Newhall. I am aware that the Essex Police have stopped vehicles on the Chase for speeding which has been greatly appreciated, but this was witnessed by myself taking place once the rush hour had passed and did not identify the greatest numbers from 6am through to 9am and again in the evening, the traffic may reduce outside these hours but the speed does not and unfortunately the design of the Chase to the North Chase i.e. a straight road with an apparent launch pad on the bridge linking the Chase to the North Chase only serving as an encouragement to inconsiderate drivers. One can only surmise that the suggested parking measures will only encourage greater speeding.
- **Lack of alternative parking:** I am curious to the solution of where the current vehicles will park with the order notice. The cars will not miraculously disappear, they must park elsewhere on the estate and there is no viable alternative. If the planners would care to look around Newhall it would be obvious that this is not possible and by pursuing this plan will only cause the surrounding roads and verges to be even more packed than currently, causing further danger and the probable anger as residents would not be able to park near their properties. I await the suggestion for future parking from the proposer of this order. Please also note that a number of houses along the Chase have garages, this is not a solution as these are of an impractical size unable to accommodate a car and for those that can achieving access to them can be impossible due to current car parking causing access difficulties.
- **Noise Pollution:** The increase in traffic flow will increase noise pollution for residents of the Chase and speed there is no solution to this offered. The current noise remains constant, but

it is very alarming hearing vehicles rev up as they tear up the Chase which is the likely result of these suggested measures.

- Shop and future commercial area access: Newhall has a Shop positioned at the corner of the Chase inconsiderate parking on this corner causes difficulties and measures are required, however any measure put into place must not affect the shop trading whilst taking the safety aspect into consideration. Plans also exist to convert the previous Montessori Nursery into a restaurant, the current proposals do not consider any parking provision for this other than presumably the already compromised Chase.
- Anger Management: We and our Children are witness to angry outbursts on the Chase which are distressing but without logical traffic calming measures it can only be a matter of time before words become actions.

3

It appears clear that no alternative solutions to traffic management of Newhall were considered for when the development was nearing completion and has now left the current situation, where poorly thought out proposals are now planned. Currently two access points to Newhall exist, a third is virtually completed and a potential further access could be created by using the construction route which would reduce traffic volume on the Chase and make it safer for all those who use it.

Finally, as a add on one very simple immediate solution to the safety of the Chase would be to put speed bumps such as the corrugated type laid in the road solution as used elsewhere with effect.

I look forward to your response.

With kindest regards

21

Dear Sir,

I wish to renew my objection to the proposed 'Order to introduce No waiting at any time /No loading at any time', on The Chase, Newhall , Harlow.

Traffic flow along The Chase has only become an issue since the development of Phase II of the Newhall project. At present The Chase has become the main access point for residents of the new development. As you can see from the map I've attached to this objection ( Newhall Phase II Masterplan provided by Newhall properties) it clearly shows a second main access point which meets up with the new road through the science park and directly onto the main dual carriageway (Highlighted on the map). The road priorities on London Road have recently been changed indicating that this is clearly meant to become the main access point, directing traffic away from The Chase. This will alleviate the Traffic flow issues currently experienced on The Chase.

During the construction of Phase II The Chase has become the route of choice for hundreds of sub-contractors involved with the construction project despite a separate construction road being built. This issue has been taken up with Newhall projects on many occasions, but despite this little or nothing has been done to stop it. The reason many residents have some disruption when exiting the estate in the morning is due to the influx of small vans and lorries entering the estate. ( and the reverse in the evening). The construction road sees very little activity, therefore why not make this available to other traffic, or alternatively convert it into a separate access point once construction is complete.

When the residents of Phase I purchased their homes we've always been assured by Newhall properties that there would be a separate main access point to Phase II, and this has been reiterated many times during the disruption that has occurred during its construction. If that's the case, why the sudden need to make this enforcement now that the majority of work has been completed ?. If something has changed what is it, and why haven't the residents been informed?.

When Newhall Phase I was constructed the amount of available Parking was kept to the bare minimum that was acceptable to pass planning regulations, and this included the availability of non-allocated parking on The Chase. There are 3 / 4 and 5 bedroom houses along the road some of which only have a single garage allocated for parking. The garages are also built to the minimum required size meaning that nothing but the smallest of Cars will actually fit inside. If Phase I was put to the planning department now (with restrictions on The Chase) it is highly unlikely it would be allowed to go ahead without additional measures being put in place. On that basis why does it become acceptable now to remove the space for approximately 70 or so cars to park ?.

During the first consultation I was informed that 'residents should park to the rear of their properties'. I have attached some photographs that show this is not a viable option given the width of the roads, proximity of neighbours garages and driveways. As I'm sure you're aware there are also strictly enforced Parking restrictions on all other roads within Phase I other than The Chase.

At present the cars parked on The Chase are the only traffic calming measure on the estate. Given the proximity of the newly opened School , a nursery , playing fields for children and the only local shop it quite frankly staggers me that anyone would look to increase traffic flow , and therefore speed , along such a road. I very much doubt that any local authority would knowingly look to implement such measures without considering the safety implications. This does not appear to have been considered in any way in these proposals. Essex / Harlow Police recently appeared to carry out speed checks along The Chase with numerous vehicles being stopped for exceeding the recently enforced 20mph speed limit. It would be interesting to establish how many and in what time frame. Are Essex Police confident that increased Speed is unlikely as a result of these measures ?. I'm of the opinion it will get far worse if these restrictions are enforced, potentially leading to a serious incident. The question I would ask is : by removing this traffic calming measure would you be comfortable that there is no additional risk to residents / schoolchildren and therefore accept

some liability should such an incident occur ?. if not then I believe you should rethink this proposal and find an alternative solution.

There doesn't appear to be anything contained in the TRO to mitigate the increased noise pollution that will be suffered by residents facing directly onto The Chase. By making the road faster traffic noise increases. It also means greater traffic volume as residents are unlikely to use any of the alternative exit points from the estate as currently occurs.

As discussed in my previous objection I'm currently waiting on the result of my application for a disabled parking bay on The Chase, and I believe this TRO will have a direct bearing on the outcome (XX). My application has been outstanding or the best part of a year now. During the previous consultation Mr Degville confirmed that you would put a break in any restrictions and would 'install this when we mark the lines'. I don't see any alterations to the TRO and would therefore ask that any proposal be adjusted to take account of this.

At the end of the last consultation residents of The Chase submitted a petition ( approximately 37 signatures ) against the implementation of this TRO. We were informed that this was submitted too late to be considered. Can you confirm that this will now be accepted as it shows the strength of feeling against these measures.

There is a general consensus amongst residents of The Chase, and other areas of Phase I that will suffer parking issues as a result, that these measure are being implemented at the behest of the developers wanting to increase the saleability of Phase II properties whilst decreasing their own costs. If , as promised many times, the correct access roads are built there will be little issue along The Chase. If this is not the case then the developers, who have made millions of pounds from this project , should be made to implement parking bays , traffic calming measures , noise reduction measures to compensate for these changes at their own cost. It should not be to the detriment of those existing residents, who purchased their properties in good faith, to bear the brunt of decisions made after the fact that directly impact their daily lives. We've put up with enough disruption during the construction phase on the basis this would be short term, and should not now be forced into a position that we cannot park near to our homes , or in many cases anywhere on the estate !.

I would also ask that XX be excluded from the decision making process , given that he is a XX and also a resident in Newhall, as I believe this to be a conflict of interest ( I don't know if he is for or against) and may have undue influence on the outcome. Would you also please keep XX appraised of the situation and any meetings at which this TRO may be discussed as they represent the residents who live on The Chase.

(previous objection from same objector)

Dear Sir,

I wish to make an Objection to the proposed 'Order to introduce No waiting at any time/No loading at any time' on the Chase in Newhall.

Firstly it's extremely disappointing that the only way the residents of the affected area have been made aware of this is via a badly photocopied notice attached to a lamppost with very little detail. Surely a proposal such as this should warrant at least a consultation letter to the affected residents. It seems a very underhand way to attempt to introduce measures that will impact many long term residents on the Chase.

Having spoken to the Newhall Management company I believe the intention is to introduce staggered yellow lines along certain areas of the lower end of The Chase. This is certainly not clear from the small map that is attached to a lamppost, I would therefore be grateful if you could confirm your actual full intentions in a letter, clearly laying out the proposed plans and reasoning's to all residents in the area.

I personally live at XX The Chase and am led to believe that yellow lines will be put in place to the front of my property. I am XX who has made an application for a disabled parking bay to be made available at the front of my property ( will this be impacted by these proposals). I only have a covered carport for 1 vehicle to the rear of my house ( as do all the houses in this row), which I am unable to use as it is not of sufficient size for me to enter or exit my car. Added to the fact that we already have parking restrictions in force along Crossway to the rear of my property, and much of the remainder of the estate, this will leave me with no alternative parking option to access my property. All the houses opposite my property have access to double garages so why would the decision be made to put restrictions in place our side of The Chase.

As previously mentioned there are already parking restrictions in place throughout the Newhall development. Given that there are at least 60 homes along the potentially affected area, most of which I would estimate having a minimum of 2 cars per household, there doesn't appear to be any viable alternative parking solution to accommodate the additional requirements these measures would create. I would suggest this may likely cause disputes between neighbours looking to park their cars elsewhere.

It seems to me that alternative solutions are available, such as creating layby's ( as per the North chase) , or simply opening an additional access road for the North Chase ( something we were always told would happen). The current construction road could easily be turned into additional access, given that many of the tradesman working on site seem to use the Chase for access anyway. This would resolve all the issues, but I'm guessing have been overlooked as I'm sure it's cheaper to paint a few lines on the road rather than address the full extent of the problem.

I am actually surprised that the council is looking to speed up the traffic flow through The Chase. There is a Nursery School , A new Primary School (shortly to be opened) , and a shop all on this road. Increasing the speed on the road will very likely increase the probability of an accident given the proximity to a large number of small children. There doesn't seem to be any part of the proposal that deals with the

issue of increased Speed along the Chase. Will the council accept responsibility for taking measures to resolve this, and if so what form will they take.

As such I believe this order has not been sufficiently researched, nor any detailed consultation taken place with the residents to understand their needs, and therefore should not be acted upon until a thorough review has been carried out.

## **22 – Support for Proposal**

Dear Harlow Council

Regarding the intended introduction of the no waiting/loading restriction order 2018 at The Chase Newhall Harlow Essex.

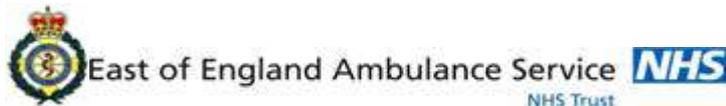
We welcome the intended order to enable maintaining adequate access for emergency vehicles. At present we have difficulties with ensuring a clear route ahead when driving under emergency conditions due to vehicles parked on both sides of the road. This causes us at times to have to wait for traffic to pass through the obstruction created by the parked vehicles on both sides only allowing single file for traffic.

A potential alternative would to be consider introducing the restrictions on one side of the road to improve width.

Many thanks,

XX XX

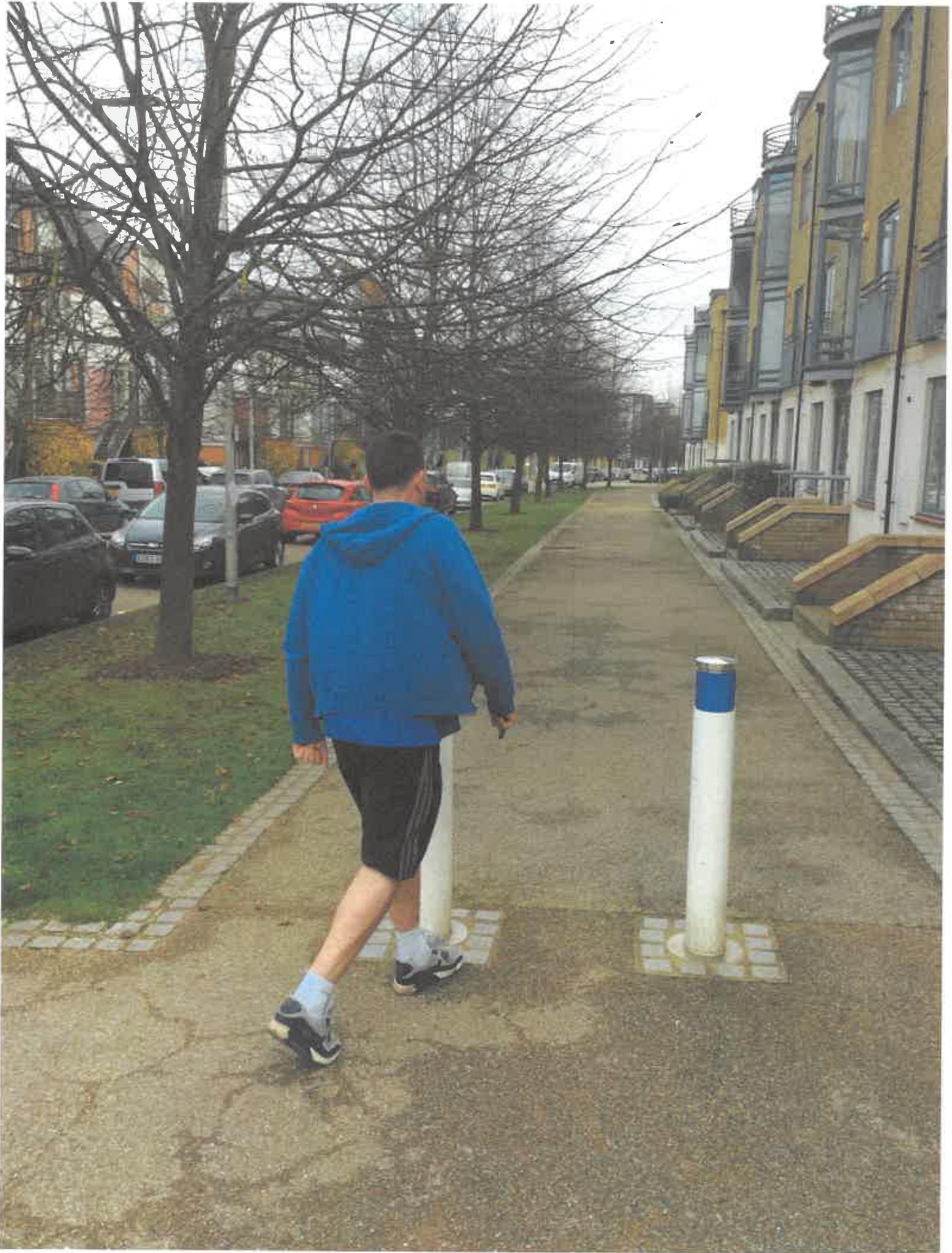
**Leading Operations Manager  
West Essex**



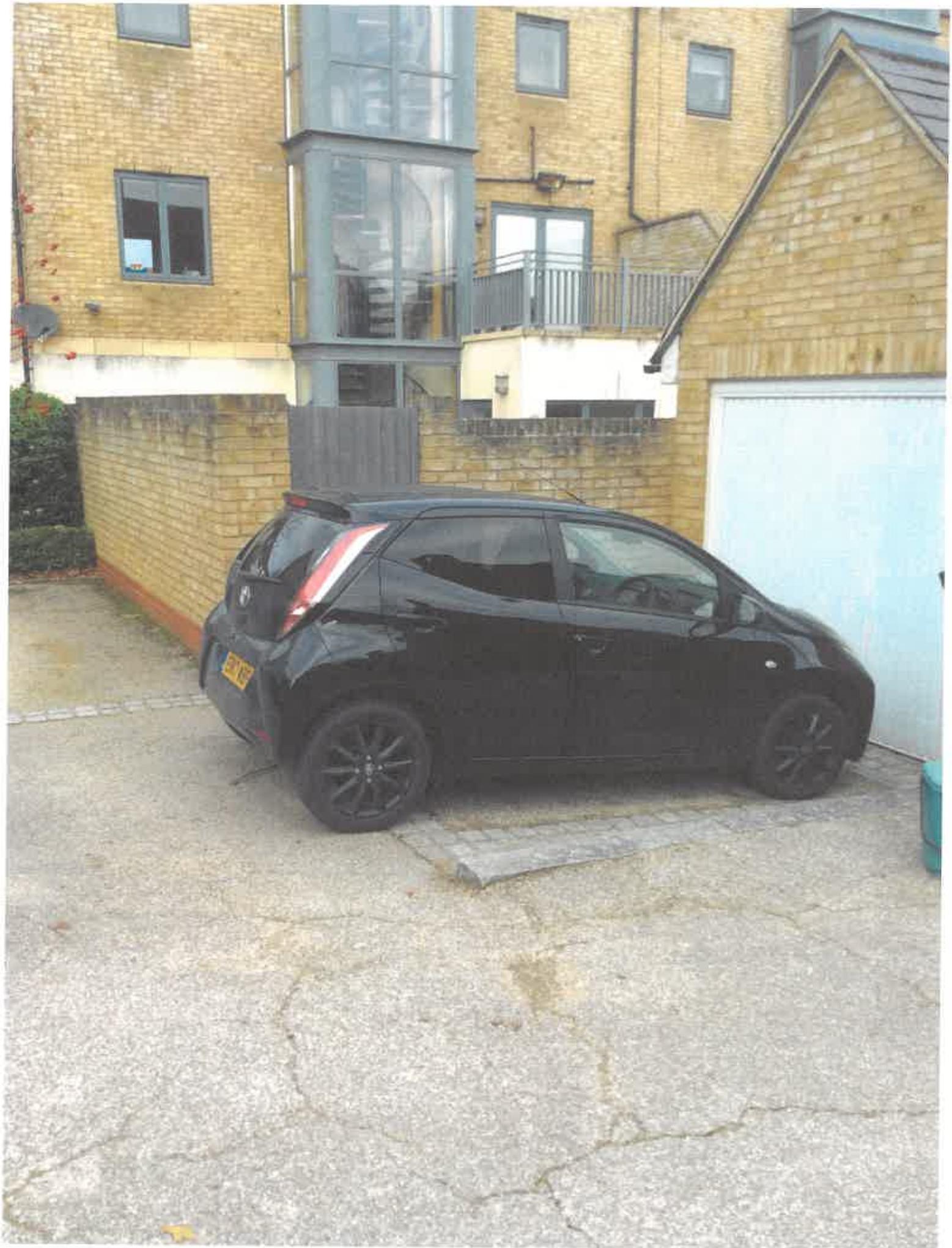






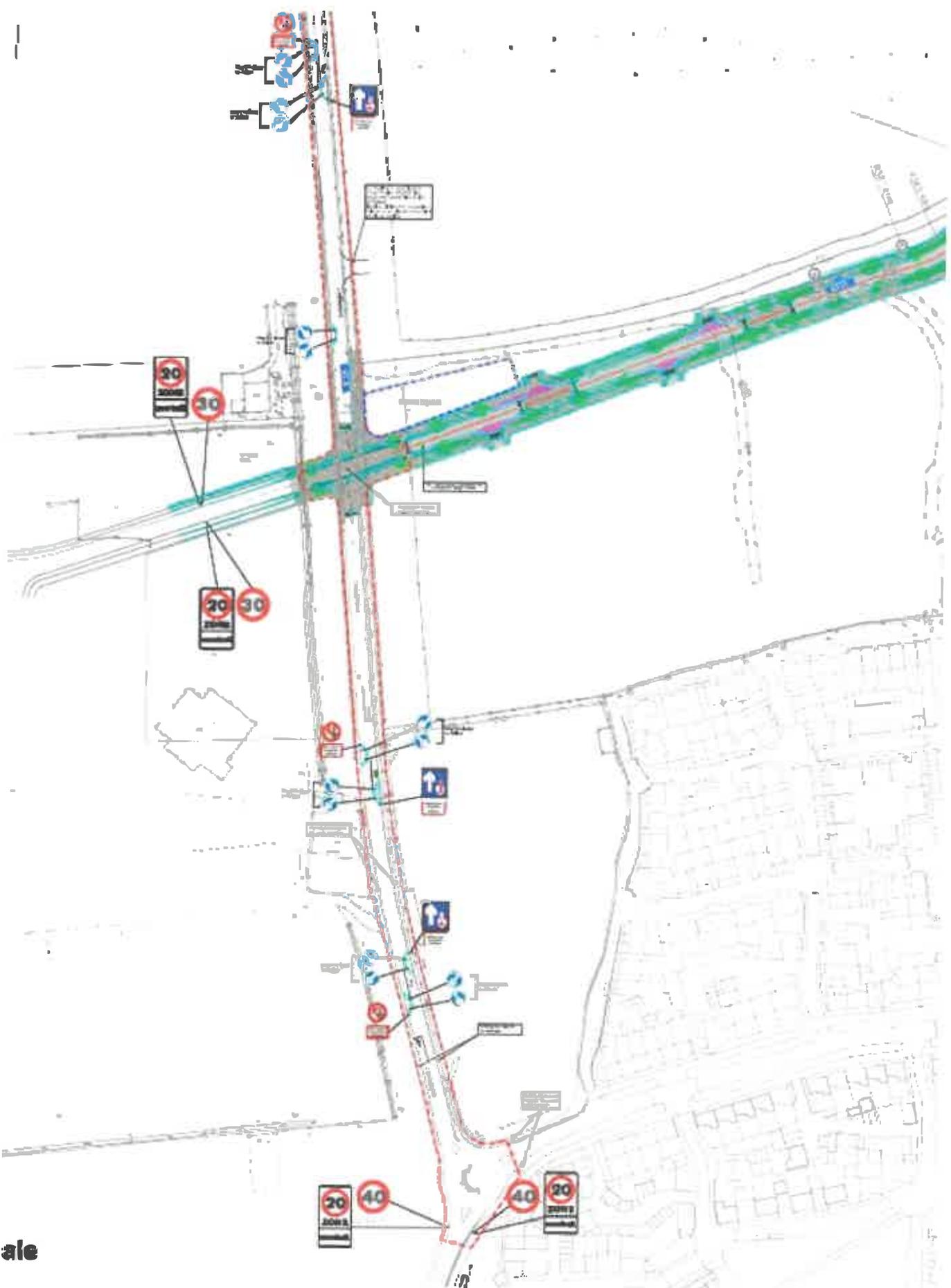






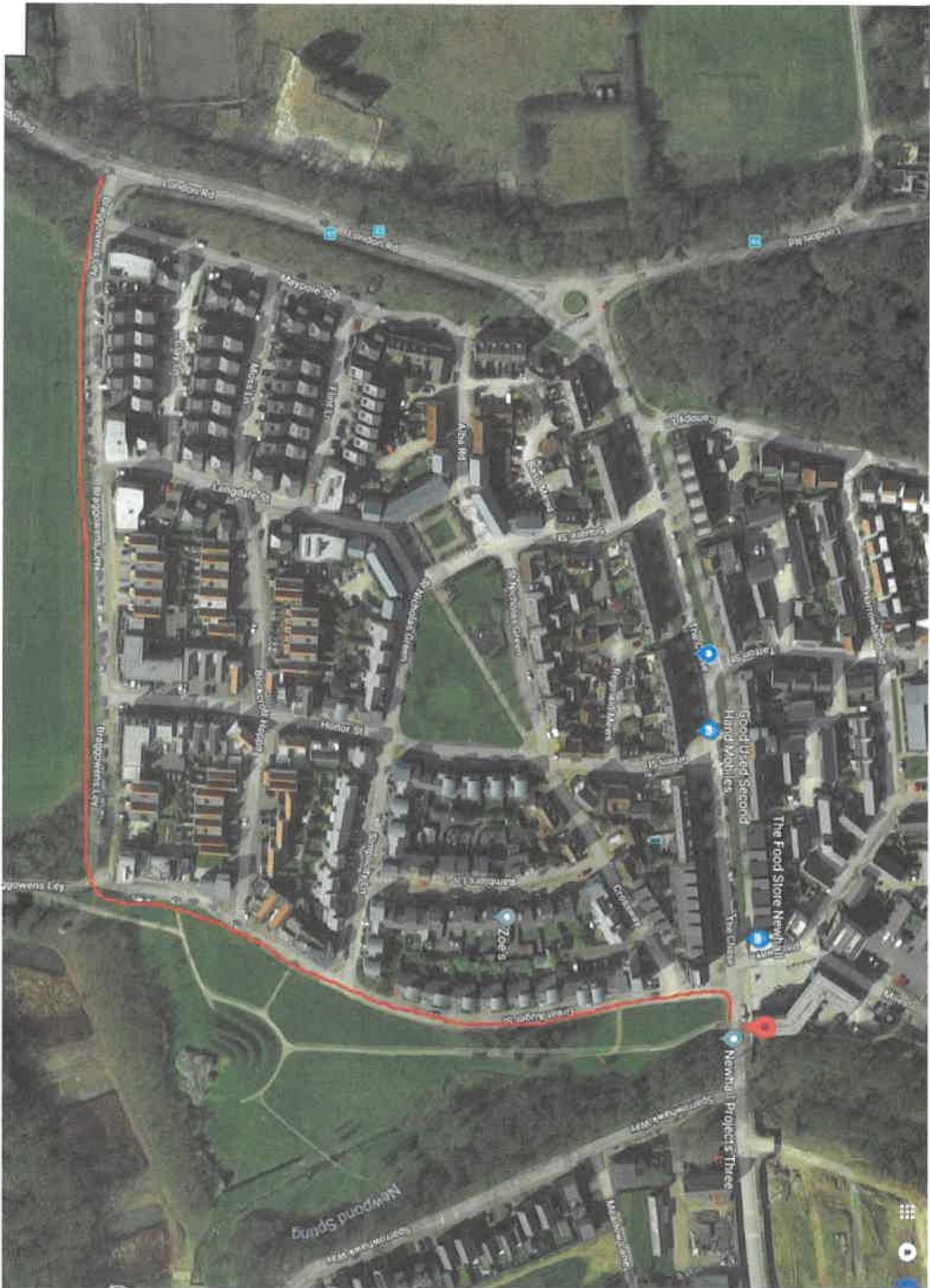


# London Road, Traffic Calming, Interim Measures



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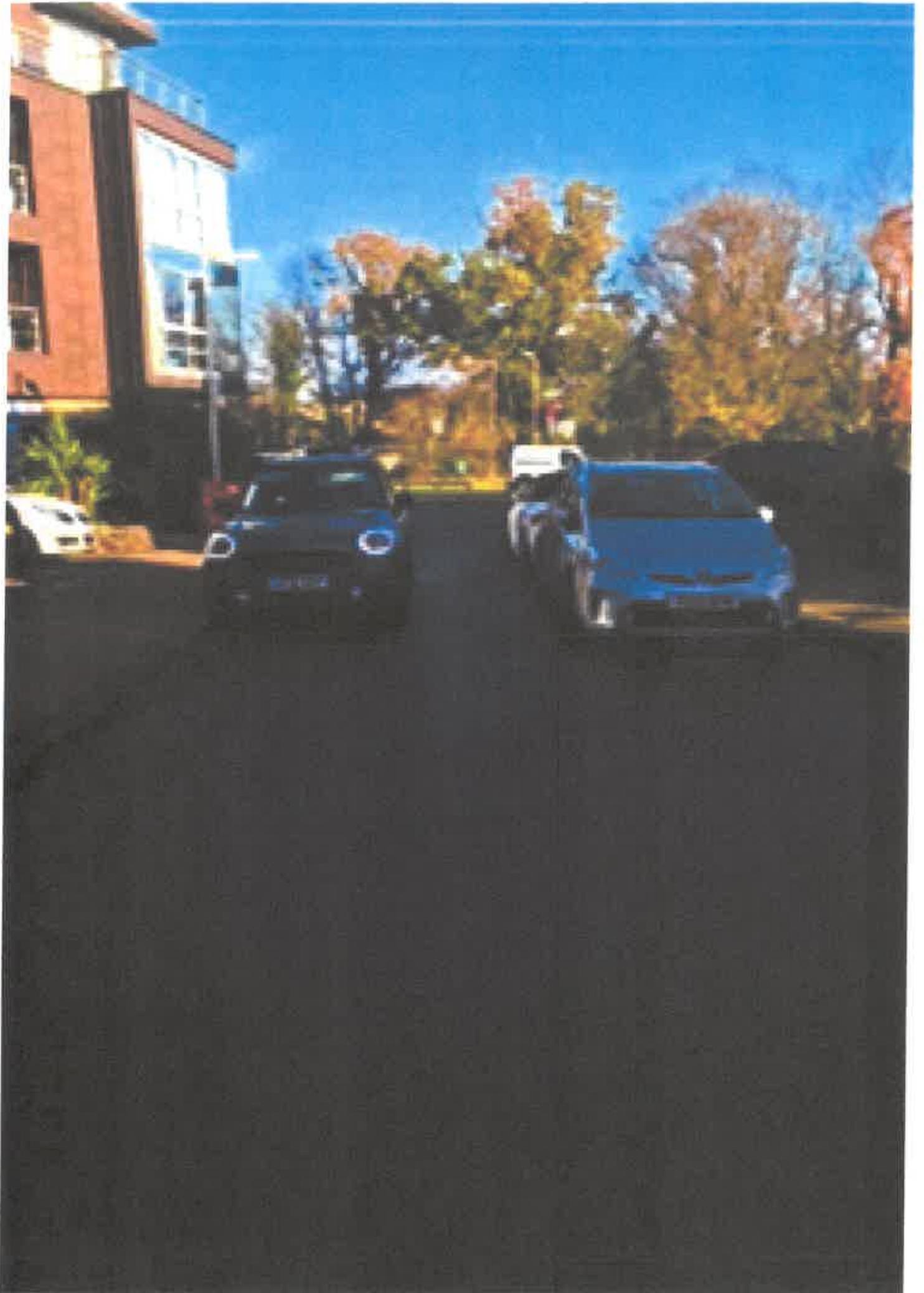


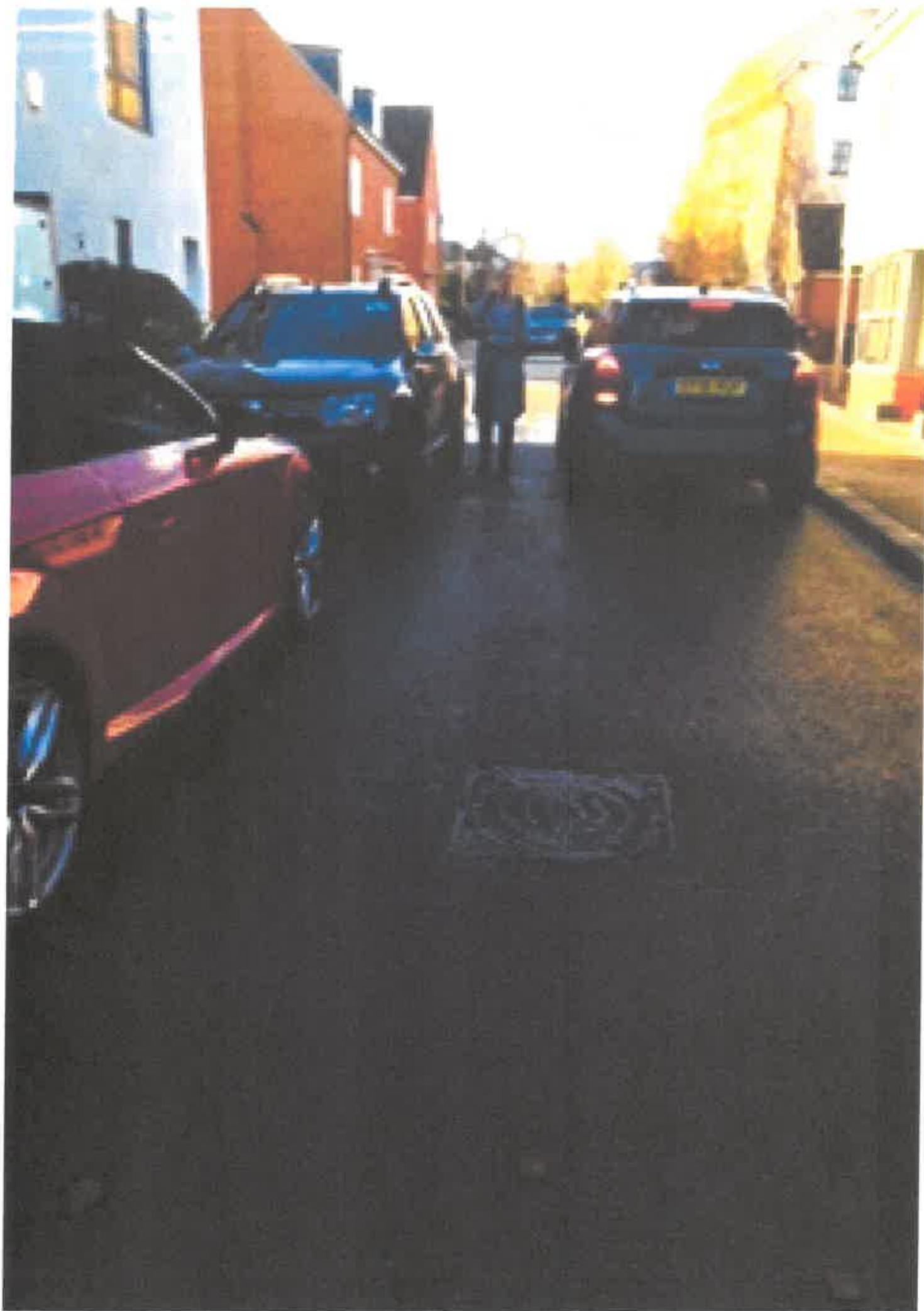


# NEWHALL PHASE II MASTERPLAN



ILLUSTRATIVE MASTERPLAN FOR NEWHALL PROJECTS LIMITED  
087\_036\_01 14.000042 | 10 JUN 11







Technical Team Report March 2019 Appendix iii

Map showing proposed no waiting/no loading restriction



The Chase, Newhall, Harlow

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 Essex County Council

Drawing Title

SCALE	1 : 1250
DATE	12/11/2018
DRAWING NO.	TRO5421-022B
DRAWN BY	MS
	NEPP_17-02

Situation Plan

