



SUSSEX BUILDING CONSULTANCY LIMITED

3 NORTHCOTE ROAD, BOGNOR REGIS. PO21 5LZ

FAO Ms M Tomalova
Development Control
Arun District Council
Maltravers Road
LITTLEHAMPTON
BN17 5LF.

24 February 2022

Dear Ms Tomalova,

Ref Prior Notification under Part 20, Class ZA for the demolition of Class B1(c) Light Industrial) building & construction of 1 No. new dwelling house in its' place (C3 Dwelling house).– Workshop at Hales Barn Farm, Arundel Road, Norton. Removal of Condition Application for LPA Ref. AL/84/20/PD.

I refer to the above mentioned development and the planning approval dated 15 January 2021.

There were a number of conditions imposed but this application seeks the removal of Condition No. 3:-

No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with Highways England. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters.

- the anticipated number, frequency, types and timing of vehicles used during construction; - a commitment that construction vehicles will avoid the network peak hours of 0800-0900 and 1700-1800 where practicable;*
- swept paths demonstrating all of the types of construction vehicles can safely enter and exit the A27 at the access;*
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway; and - measures to reduce dust, dirt and any other airborne contaminants and to reduce as far as reasonably possible these passing beyond the site boundaries, which shall include sheeted loads and dampening stockpiles where necessary.*

01243 861379

Company No.4720530

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The reason for the refusal was given as:

The Construction Traffic Management Plan is required to ensure that construction of the development does not result in avoidable congestion on the A27 trunk road, to ensure that the A27 continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and policy T SP1 of the Arun Local Plan to satisfy the reasonable requirements of road safety. This is required to be a pre-commencement condition because it is necessary to have the site set-up agreed prior to access by construction workers.

We believe that the reason for the imposing of this condition is flawed and that it was based on the assumption that site traffic will enter and leave the site from the west of the development directly onto the A27 – the assumed access road can be seen on the Google Maps extract below.



Picture - Google Map extract of the area.

It is an easy assumption to make as what is not shown on the maps, is the access road being to the east which then leads on to Level Mare Lane. From there, traffic can either proceed towards the A27 via the existing junction or towards Fontwell Avenue at the other end of the lane.

The existing junction with the A27 to the west is quite restricted and less than ideal for site traffic as can be seen on the photo below.



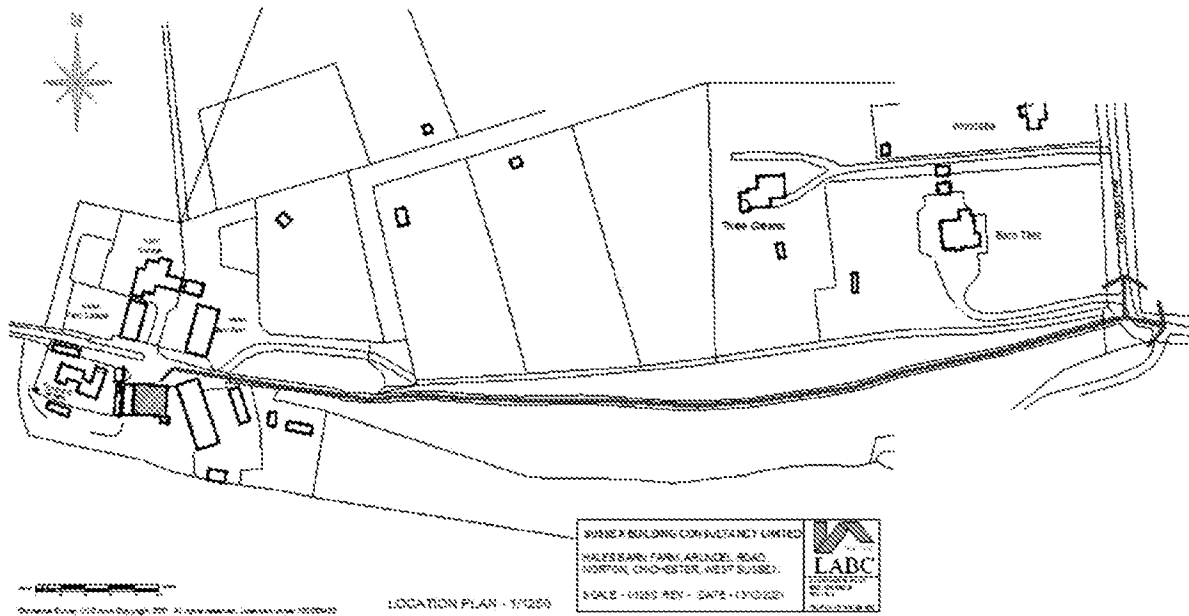
Picture – Junction on to the A27 from the west of the site, (Google Maps).

The junction with Level Mare Lane and the A27 on the other hand, is a formally adopted junction complete with adequate visibility, markings and access splays as can be seen below.



Picture – Junction of Level Mare Lane on to the A27 to the east of site, (Google Maps).

The location plan below indicates the site access drive for the property that will be used with the development marked in blue.



It is therefore our contention that the imposed condition is unnecessary as site traffic will not be using the sub-standard access onto the A27 but rather the two alternative routes previously referred to.

It should also be noted that other developments (construction of a single dwelling) in the area have not had such a condition imposed on any planning approval for similar developments, I would refer to the planning application AL/51/20/PL for Tyrone House, in Norton Lane.

I hope that this detail is self-explanatory, and I look forward to receiving confirmation of the acceptance of the proposals, however, should you wish to discuss any matter then please do not hesitate to contact me.

Yours sincerely,

Chris Moore BSc (Hons), C.Build E MCABE

cc Mr and Mrs Shurey, Hales Barn Farm, Arundel Road, Norton, PO18 0JX.