

From: Amanda Scholes on behalf of Planning.Responses
Sent: 23 November 2020 08:54
To: Planning Scanning
Subject: FW: A/157/20/DOC Land South of Water Lane Angmering. Approval of details reserved by condition imposed under ref A/99/17/OUT relating to Condition 21 - Construction Management Plan.

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 20 November 2020 13:12
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: A/157/20/DOC Land South of Water Lane Angmering. Approval of details reserved by condition imposed under ref A/99/17/OUT relating to Condition 21 - Construction Management Plan.

Please upload the following email which is a letter of objection to discharge of condition application **A/157/20/DOC** relating to Land South of Water Lane, Angmering.

Thanks,

Michael

Michael Eastham
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From: Geoff Gibbs
Sent: 20 November 2020 12:33

To: Planning <Planning@arun.gov.uk>; Michael Eastham <Michael.Eastham@arun.gov.uk>

Subject: A/157/20/DOC Land South of Water Lane Angmering. Approval of details reserved by condition imposed under ref A/99/17/OUT relating to Condition 21 - Construction Management Plan.

I write to object to the proposal for a temporary access to the development site for construction purposes from the eastern end of High Street. The use of the narrow High Street for this particular site is entirely inappropriate because it is simply unnecessary.

A 'construction management plan' dated 28th October 2020 was posted on your website on 29th October 2020 but quickly replaced on 13th November 2020 with a substitute 'construction management plan' dated 9th November 2020. The most significant aspect of this 'plan' is the proposal to use a narrow site access at the eastern end of the similarly narrow High Street for construction purposes for the early part of the construction phase. The early part of developing any housing site requires a disproportionately large number of vehicle movements and particularly much larger vehicles. This, as civil engineers know, is because the early part of the construction period involves building highway and drainage infrastructure and here this includes a permanent crossing of the Black Ditch.

Condition 21 of A/99/17/OUT requires the production of a 'construction management plan'. A 'matter' within this Condition is *'the anticipated number, frequency and types of vehicles used during construction'* and another is *'the method of access and routing of vehicles during construction'*. Finally there is the 'matter' of **'details of public engagement both prior to and during construction works'**. I have added bold text to the previous sentence for emphasis because I believe this is fundamental and I am not aware that it has been undertaken.

I repeat that as a resident of Angmering I am unaware of any specific public engagement prior to construction works on the method of access and routing of vehicles during construction or the anticipated number, frequency and types of vehicles to be used during construction other than the content of the very recent 'construction management plan' the final version of which was posted on your website only a week ago. This gives little time for those affected by this access proposal to consider it.

I note that within days of the final version of the 'construction management plan' being placed on Arun's website WSCC have approved it.

It is unclear what access alternatives were considered because none were documented. It seems obvious that there should be a temporary construction access to the site from Water Lane some distance to the east of the proposed site access. Water Lane in this area, unlike High Street, has limited frontage access and is rather wider. A competent contractor could easily and safely cross the Black Ditch with a temporary access.

If you are minded to approve this temporary access off High Street will you please consider carefully its impact on walkers? Besides High Street leading to the footbridge over the A280 'bypass' the eastern end of High Street connects with a southbound track that joins with Cow Lane which, I believe, is a restricted byway.

Will you please also ensure there is a fixed end date to the use of this temporary access.

I am deliberately making this objection against two planning applications because I am unsure how you consider representations from those most affected by development proposals against applications to Discharge of Conditions.

These two applications are:-

A/157/20/DOC Land South of Water Lane Angmering. Approval of details reserved by condition imposed under ref A/99/17/OUT relating to Condition 21 - Construction Management Plan.

A/179/20/RES Land South of Water Lane Angmering Approval of reserved matters (appearance, layout & scale of access only) following A/99/17/OUT for a culvert & associated access over the Black Ditch providing access to the

approved development. This application may affect the setting of a listed building & falls within Strategic Site SD9, CIL Zone 1 (Zero Rated).

The vast number of changes that have been made with drawings superseded and the fact that the application is being considered under multiple planning application numbers make this most confusing for residents. I would find it helpful if this application as a whole was withdrawn and resubmitted.

Geoff Gibbs Chartered Civil Engineer

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