

From: Amanda Scholes on behalf of Planning.Responses
Sent: 24 November 2020 09:45
To: Planning Scanning
Subject: FW: *EXTERNAL: FW: A/157/20/DOC - Land South of Water Lane, Angmering.

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

Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



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Save the environment - think before you print.

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 23 November 2020 16:02
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: *EXTERNAL: FW: A/157/20/DOC - Land South of Water Lane, Angmering.

Please upload onto Ocella the email trail from the applicant regarding the **Construction Management Plan** for the discharge of condition application **A/157/20/DOC** relating to Land South of Water Lane, Angmering.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Sparkes, Jessica [REDACTED]
Sent: 23 November 2020 15:34
To: Michael Eastham <Michael.Eastham@arun.gov.uk>; Havis, Sean [REDACTED]
Cc: Carol Reynolds <Carol.Reynolds@arun.gov.uk>; Martyn White <Martyn.White@arun.gov.uk>; Ian Gledhill

[REDACTED]
Subject: RE: *EXTERNAL: FW: A/157/20/DOC - Land South of Water Lane, Angmering.

Hi Michael

This is why we have put measures in place as part of the CMP. It is not in our interest to cause conflict with local residents because we will be at this site for some time yet, we are simply proposing to use the southern access whilst we construct the access at the north. The sooner the culvert is in place, the sooner we start accessing from Water Lane but it does nonetheless still take time to do those works.

Para 2.4 in the CMP states (my emphasis) *'although the existing condition of High Street in the vicinity of the temporary access is narrow with no facilities for pedestrians, the route is currently used for construction vehicles for works at the adjacent Manor Nursey site (Application Number: A/51/14/OUT) and so is deemed suitable for construction traffic. Indeed, the adjacent development includes footway improvements to High Street that will separate pedestrians and motor traffic along the route. If it is the case that these footway improvements have not been completed by the time that construction activity commences. The developer will instigate installation of a temporary post and rail fence on the southern side of High Street in order to segregate pedestrians from construction vehicles.*

Para 2.5 *Notwithstanding these improvements, vehicles will be expected to phone ahead to notify the construction site of the time of their arrival, and trained banksmen will be utilised to ensure the safe entry and exit for construction vehicles throughout the use of the temporary access at High Street'.*

We need to use High Street for a limited period of time, have no objection from Highways, are proposing a number of safety measures as part of our proposal and Manor Nursery was granted permission to use that access in Aug 2020 (so concerns were not insurmountable then). All of this should point to the CMP condition being positively discharged rather than further questions being raised.

Kind regards

Jess

From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 23 November 2020 14:39

To: Sparkes, Jessica [REDACTED] Havis, Sean [REDACTED]

Cc: Carol Reynolds <Carol.Reynolds@arun.gov.uk>; Martyn White <Martyn.White@arun.gov.uk>; Ian Gledhill [REDACTED]

Subject: RE: *EXTERNAL: FW: A/157/20/DOC - Land South of Water Lane, Angmering.

Hi Jess,

Further to your email, I went on site this morning and took photographs of High Street, in Angmering.

I understand the works to the footway over the A280 into the National Park should end on 10th December 2020 and the car park will be back in use after that date.

The LPA is concerned about the narrowness of the carriageway and the potential conflicts between contractor vehicles and customers accessing and egressing the Spotted Cow public house and local residents parking their cars on High Street.

Could you reconsider the use of High Street by contractor vehicles?

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Sparkes, Jessica [REDACTED]

Sent: 23 November 2020 10:49

To: Michael Eastham <Michael.Eastham@arun.gov.uk>; Havis, Sean [REDACTED]

Cc: Carol Reynolds <Carol.Reynolds@arun.gov.uk>; Martyn White <Martyn.White@arun.gov.uk>; Ian Gledhill [REDACTED]

Subject: RE: *EXTERNAL: FW: A/157/20/DOC - Land South of Water Lane, Angmering.

Morning Michael

I understand that this seems to be a political issue but I don't understand why it is acceptable for the development at Manor Nursery to use the High Street access but us. Particularly when there is an existing access into our site and we are only asking to use it for a limited time. The adjacent development will similarly generate noise during daytime/working hours and will need to be careful in regards to footways.

Numerous developments have used Roundstone Lane to provide access, not least our David Wilson scheme to the south. It is not a narrow lane but a two way highway and I understand Highways has confirmed they raise no objection to our proposal.

It will take time to construct the culvert proposed as part of our scheme and during that limited time we need to access from the south. We have committed to restrict the time that we use the southern access, have banksmen to ensure safety/prevent conflict with other vehicles and will undertake road conditions surveys and mud/dust suppression as appropriate.

At a time when construction is to be encouraged I cannot see any logical reason why we should not be allowed to use that access whilst we implement the culvert works at the north when, fundamentally, permission has already been given for another developer to use that access.

Kind regards

Jess

From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 23 November 2020 10:15

To: Sparkes, Jessica [REDACTED] Havis, Sean [REDACTED]

Cc: Carol Reynolds <Carol.Reynolds@arun.gov.uk>; Martyn White <Martyn.White@arun.gov.uk>; Ian Gledhill [REDACTED]

Subject: FW: *EXTERNAL: FW: A/157/20/DOC - Land South of Water Lane, Angmering.

Dear Jess and Sean,

There is increasing pressure for you to create a contractor access to the site directly from Water Lane from the outset and not to enable temporary contractor access to the site from Water Lane.#

There will be a conflict with construction traffic implementing the reserved matters approval for the Manor Nursery site, which will be accessed from High Street. The Manor Nursery development includes the construction of footways along High Street which would be at risk of damage from contractor vehicles accessing your site on Land South of Water Lane, Angmering.

You are strongly urged to re-consider the contractor access to your site.

The consultation response from ADC Environmental Health is set out in the email below.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Carol Reynolds <Carol.Reynolds@arun.gov.uk>

Sent: 22 November 2020 10:36

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

Subject: RE: *EXTERNAL: FW: A/157/20/DOC - Land South of Water Lane, Angmering.

Dear Michael,

Environmental Health:

1.Noise - Access Roads

I refer to that CMP provided by Abbey Letchford Partnership dated 9th November 2020 Ref A290-R002/H.

The above document revises the access road to initial site works, which will now be via Roundstone Lane and as first proposed, the High Street, Angmering. Although it continues to note no likely impact on the Highway Network, it fails to address the impact on residential units in the immediate vicinity of Roundstone Lane and the High Street.

Houses at the northern section of Roundstone Lane (at the High Street) and on the High Street, are close to these roads and likely to be detrimentally impacted by site traffic noise/vibration, most particularly from HGV's. These will pass close by, over potentially prolonged periods of time each weekday and over the 7 months to September 2021. The situation is exacerbated since this now restricted time frame is likely to mean that more HGVs will use this access per day/hour than previously described. This number of vehicles and their impact should be stated.

The report highlights paragraph 2.4, that site traffic is already using the High Street in respect of housing development at Manor Nurseries. However, having visited this area twice in the past two weeks, the only works that have occurred is for initial site clearance and no further development is continuing at this time. With the imminent proposed start date of the Water Lane development, there is distinct possibility that this could result in site traffic to both developments using the High Street at the same time.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

Although beyond my remit, I would also point out that the provision of a temporary footway, to the south of the High Street, does little to protect the safety of persons exiting their gardens directly onto the north side of the road. This may be particularly hazardous for the young and the old.

In conclusion, residential units at the top of Roundstone Lane and in particular the High Street, are likely to be detrimentally impacted by noise should this be the accepted access route. I would advise that The Construction Management Plan should allow for the provision of a temporary (or permanent) bridge allowing access to the site from Water Lane from the outset.

2. Dust Suppression.

I refer to Phlorum's Air Quality Assessment, October 2016. Appendix D, IAQM Highly Recommended Mitigation Measures for Sites of Medium Risk Of Dust Impacts.

Please ensure that the CMP includes:-

Site Management

- *Records of all dust and air quality complaints, identifying the cause and appropriate measures which will have been taken to deal with these in a timely manner

- *A complaints log which will be made available to the local authority on request

- *Records of exception incidents which caused dust and/or emissions incidents on or off site and remedial action taken.

Monitoring

- *Regular site inspection to monitor compliance with the Dust Management Plan and a record of inspection results, (available to the local authority)

- *Increased inspection frequency when activities with high potential to produce dust are carried out, or during prolonged dry, or windy conditions

Preparing and maintaining the site.

- * Erection of solid screens or barriers where there is high potential for dust production. Barriers should be at least as high as stockpiles on site.

Operations

- *Ensure cutting, grinding or sawing equipment is fitted with, or used in conjunction with suitable dust suppression techniques

- *Minimise drop heights to be ensured from loading, or handling equipment

Reason: In order to prevent detriment to the amenity

The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received.

For further information please contact the Environmental Health Department on (01903) 737555

Carol Reynolds

Senior Environmental Health Officer
Environmental Health Department



T: 01903 737678
E: carol.reynolds@arun.gov.uk

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From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 13 November 2020 14:40
To: Carol Reynolds <Carol.Reynolds@arun.gov.uk>
Subject: FW: *EXTERNAL: FW: A/157/20/DOC - Land South of Water Lane, Angmering.

Carol,

Please find attached the amended Construction Management Plan for discharge of condition application A/157/20/DOC relating to Land South of Water Lane, Angmering.

I look forward to receiving your reply.

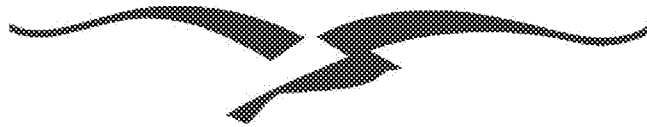
Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

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From: Havis, Sean [REDACTED]
Sent: 13 November 2020 14:30
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Sparkes, Jessica [REDACTED]
Subject: RE: *EXTERNAL: FW: A/157/20/DOC - Land South of Water Lane, Angmering.

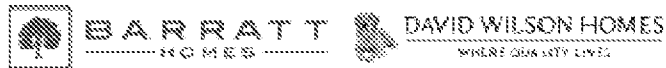
Hi Michael,

To follow on, the edits are contained within Paras. 2.1 – 2.7, with an amendment to the routing plan (Appendix C)

Many thanks,
Sean

Sean Havis (AssocRTPI)
Planner
Barratt David Wilson Homes, Southern Counties

BDW House, Guildford, Surrey, GU1 4SW



From: Havis, Sean
Sent: 13 November 2020 14:29
To: 'Michael Eastham' <Michael.Eastham@arun.gov.uk>
Cc: Sparkes, Jessica [REDACTED]
Subject: RE: *EXTERNAL: FW: A/157/20/DOC - Land South of Water Lane, Angmering.

Hi Michael,

We have updated the CMP taking into account Arun DC's EHO and WSCC comments (please find attached -- Rev. H).

I hope this is now satisfactory for approval.

Many thanks,
Sean

Sean Havis (AssocRTPI)
Planner
Barratt David Wilson Homes, Southern Counties

BDW House, Guildford, Surrey, GU1 4SW



From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 11 November 2020 16:05
To: Sparkes, Jessica [REDACTED]
Cc: Havis, Sean [REDACTED]
Subject: *EXTERNAL: FW: A/157/20/DOC - Land South of Water Lane, Angmering.
Importance: High

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Hi Jess,

Please see the email below which is the consultation response from Environmental Health to the Construction Management Plan (A/157/20/DOC).

I look forward to receiving a copy of the revised Construction Management Plan.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Carol Reynolds <Carol.Reynolds@arun.gov.uk>
Sent: 11 November 2020 15:45
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: A/157/20/DOC - Land South of Water Lane, Angmering.

Dear Michael,

Environmental Health: I refer to that CMP provided by Abbey Letchford Partnership dated 28th October 2020 Ref A290-R002/G.

I note that the above document seeks to expedite construction of the northern access way to Water Lane, so that this will now occur at the same time as site infrastructure works. Also, that greater explanation has been provided of proposed routing of vehicles, including HGVs, via Weavers Hill and the High Street. I had, however, already advised (please see my return 22nd October 2020), that sufficient consideration had not been provided to the likely detrimental impact of noise and vibration from such site traffic on residential units to the High Street. I had also highlighted the many residential units on Weavers Hill, including those where the gable wall directly borders this road.

It is further noted that the time frame over which use of this proposed route will continue, described as until the northern access is constructed to base course level to allow construction vehicle access (paragraph 2.6) is unclear, but would appear to be at least until 2022 (paragraph 2.3). Choice of this route is therefore likely to mean that sensitive receptors will experience noise and/or vibration detriment over a significant period of time.

The situation is exacerbated by the fact that there will be an anticipated 20 to 30 HGV movements per day (equivalent to 2-3 movements per hour) along these narrow roads during construction of the haul road (Paragraph 2.24). There will also be a significant number of HGV movements here during construction of the High Street access from the south of the site, consisting 1 to 2 HGV movements per hour. The timeframe of such works requires greater definition, as does the number of light vehicle movements which would occur at this time.

The number of HGV movements during the house construction phase is stated to reduce to a maximum of 8 HGV lorries together with 95, two way movements of private (builders) vehicles per day, but is still significant.

I note Ian Geldhill's statement that Weavers Hill is 'wholly unsuitable for HGV access' and that other roads within Angmering Village (may also be unsuitable, as they...) are subject to legally enforceable width restrictions.

Overall, I consider it unreasonable to divert construction traffic as described, over a prolonged period, through Angmering village, including Weavers Hill and the High Street. The Construction Management Plan should allow for the provision of a temporary (or permanent) bridge allowing access to the site from Water Lane from the outset.

Thank you in that the amended Plan deals with other matters requested in my earlier return with the exception of -

Paragraph 3.10 Dust Suppression. Please would you detail under 'such measures' that:-

*In dry weather, haul routes and stock piles and deliveries of loose materials to and from the site will be dampened down or covered to help prevent dust migrating from the site.

Thank you
Kind regards
Carol

Carol Reynolds

Senior Environmental Health Officer
Environmental Health Department

T: 01903 737678

E: carol.reynolds@arun.gov.uk



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From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 28 October 2020 14:44

To: Carol Reynolds <Carol.Reynolds@arun.gov.uk>

Subject: FW: *EXTERNAL: FW: A/157/20/DOC Land South of Water Lane, Angmering.

Hi Carol,

Please find attached a copy of the revised **Construction Management Plan** for discharge of condition application **A/157/20/DOC**.

I look forward to receiving your reply.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,

Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Havis, Sean [REDACTED]
Sent: 28 October 2020 14:30
To: Michael Eastham <Michael.Eastham@arun.gov.uk>
Cc: Sparkes, Jessica [REDACTED]
Subject: RE: *EXTERNAL: FW: A/157/20/DOC Land South of Water Lane, Angmering.

Hi Michael,

Hope you're well.

Please find attached the revised Construction Management Plan addressing ADC Environmental Health's and WSCC Highway's comments.

Many thanks,
Sean

Sean Havis
Planner, AssocRTPI

BDW Southern Counties | Walnut Tree Close | Guildford | GU1 4SW



From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 22 October 2020 16:53
To: Sparkes, Jessica [REDACTED]
Cc: Havis, Sean [REDACTED]
Subject: *EXTERNAL: FW: A/157/20/DOC Land South of Water Lane, Angmering.

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Hi Jess,

Please see the email below from **ADC Environmental Health** requesting further information on the **Construction Management Plan** submitted in discharge of condition application **A/157/20/DOC** relating to Land South of Water Lane, Angmering.

I look forward to receiving the additional information.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Carol Reynolds <Carol.Reynolds@arun.gov.uk>
Sent: 22 October 2020 16:41
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Michael Eastham <Michael.Eastham@arun.gov.uk>
Subject: FW: A/157/20/DOC Land South of Water Lane, Angmering.

Dear Michael,

Environmental Health.

Construction Management Plan(CMP).

I refer to that CMP provided by Abbey Letchford Partnership dated 17th September 2020 Ref A290-R002/C

- a. Agree to hours of working as detailed in paragraph 1.12
- b. It should be made clear that any delivery men will need to notify the Construction Liaison Officer, or his deputy, of the times of intended delivery (paragraph 2.23) which should prevent any vehicle waiting at the site entrance (and for suitable times of delivery to be displayed at the site entrance paragraph) Paragraph 2.16.
- c. Site Compound and storage : Should include the on-site storage of top soil and measures for dust suppression
- d. Dust suppression - should detail damping down/covering of materials in transit to prevent dust detriment
- e. Please provide future advice as to the location of the site Compound and Storage which is to be 'away from existing residential units' (paragraph 2.24).
- f. Although no piled foundations are anticipated, it should be made clear that if necessary then the lowest noise/vibration techniques will be used if likely to affect existing, or newly built residential units.
- g. The applicant would appear to have given some consideration to the possible negative effect on the physical state of The High Street, consequent to its use as a temporary haul road. However, no consideration would appear to have been given, to the possibly detrimental effect of noise and vibration caused by the near passage of large articulated low loaders (Paragraph 2.4), other heavy goods vehicles and staff transport on existing residential units along this very quiet and narrow road. This document states that there will be 8 heavy goods vehicle movements per day and 95 two way movements (paragraph 2.22). Neither is there indication of over what period of time the haul road ie High Street, will be caused to remain in such use with completion of on-site works likely to take 3-4 years.

I also have concern that another access way was formed some time ago from Weavers Lane to this site. This is a busy road with many existing residential units, some of which directly border this road.

I would full support Mr Gledhill's (West Sussex County Council) requirement for much greater detail to be provided in this case and would respectfully request information on how noise and vibration detriment will be assessed and as necessary, mitigated in this case. I would also support his statements that:-

- * no construction traffic should travel through Angmering Village
- * use of the High Street should be minimised to what is only absolutely necessary and
- * why the needs of this site cannot be met by construction of the permanent access way to the north off Water Lane from the outset.

- h. There is no indication of which section of housing will first be constructed. Please provide this advice accordingly. Consideration should be given to necessary noise and vibration mitigation where newly built houses could be adversely affected by continuing works on the site.
- i. Please notify this Department 14 days before any intended overnight working.

Kind regards

Carol

Carol Reynolds

Senior Environmental Health Officer
Environmental Health Department

T: 01903 737678

E: carol.reynolds@arun.gov.uk



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