
A/44/26/PL

From Tybie House [REDACTED] >

Date Wed 05/08/2026 23:16

To Neil Crowther <Neil.Crowther@arun.gov.uk>; Planning <Planning@arun.gov.uk>

Cc Karl Roberts <Karl.Roberts@arun.gov.uk>

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Dear Mr Crowther,

For the avoidance of doubt, this email is neither in support of, nor in opposition to, the application.

One factor that appears to have been overlooked, and which relates directly to the concern you expressed in your email to the Secretary of State regarding the impact upon residents, is how the proposed reconstruction of SA1 is intended to be undertaken.

Having reviewed the submitted documentation, we have been unable to identify any information describing the proposed construction methodology, nor any indication that this aspect has been considered by the Local Planning Authority.

This is of particular concern because, as you are aware, 27 of the 40 dwellings are now occupied and the proposed remedial works would be undertaken within a completed residential development rather than during its construction.

Taking the figures shown on the submitted drawings, excavation of the existing SA1 would involve removing approximately 4,000 tonnes of material, based on an indicative bulk density of approximately 1.7 tonnes per cubic metre.

While this figure may initially appear excessive, the calculation is straightforward:

SA1 area: 846.5 m²

Depth from ground level to revised SA1 invert: 10.000 – 7.070 = 2.930 m

Excavation volume: 846.5 × 2.930 = 2,480.245 m³

Indicative mass: 2,480.245 × 1.7 = 4,216.417 tonnes

The rounded estimate of approximately 4,000 tonnes is therefore justified.

That equates to at least 200 fully loaded 20-tonne HGVs removing material from the site, and substantially more if vehicles of only 10- or 15-tonne capacity are used. A broadly similar number of loaded HGVs would be required to import replacement material, resulting in approximately 400 loaded HGV movements if 20-tonne vehicles are used, rising to as many as 800 if limited to 10-tonne vehicles, before allowing for construction plant, ancillary deliveries and temporary storage requirements.

The reconstruction itself is also likely to require significant temporary works, potentially including sheet piling, to retain the sides of the excavation within an occupied residential development.

Given the scale of these works, and the concern you have previously expressed regarding their impact upon residents, we consider it reasonable that the Local Planning Authority should be satisfied that the proposed remediation can be undertaken without causing unacceptable harm or disruption to those already living on the development.

Accordingly, could you please explain whether the applicant has been required to demonstrate, or will be required to demonstrate, matters including:

- The management of a minimum of 400 HGV movements associated with removal and replacement of material.
- How access for residents and emergency vehicles will be maintained throughout the works.
- The nature of any temporary retaining works required to facilitate the excavation, including the potential impact of vibration on nearby residents and the risk of resultant damage to adjoining properties.
- How the proximity of the excavation to the existing estate road has been assessed and how the stability of the carriageway will be protected.
- How the existing permeable paving, which already exhibits signs of rutting under normal residential traffic, will be protected from repeated heavy construction traffic and what reinstatement is proposed should damage occur.
- The proposed location and management of temporary stockpiles and construction compounds, given that most of the former "lay-bys" within the development have now been conveyed to the owners of transferred properties and cannot simply be assumed to remain available for construction use.

These matters appear directly relevant to the practical implementation of the remedial works and to their potential impact upon existing residents. In light of your previously expressed concern regarding that impact, we consider it reasonable to expect the application process to demonstrate how those effects will be assessed, managed and minimised, rather than simply assuming that the works can be undertaken without unacceptable consequences.

Please do not treat this as a mere representation. This email seeks clarification of matters directly relevant to the implementation of the proposed development, of which the residents ought to be appraised so they can make informed decisions. We therefore ask that it be treated as planning correspondence and that both this email and your response are published on the planning portal for the benefit of all.

Yours sincerely,

Dr Tym Huckin BSc(Hons) FIAP MBCS