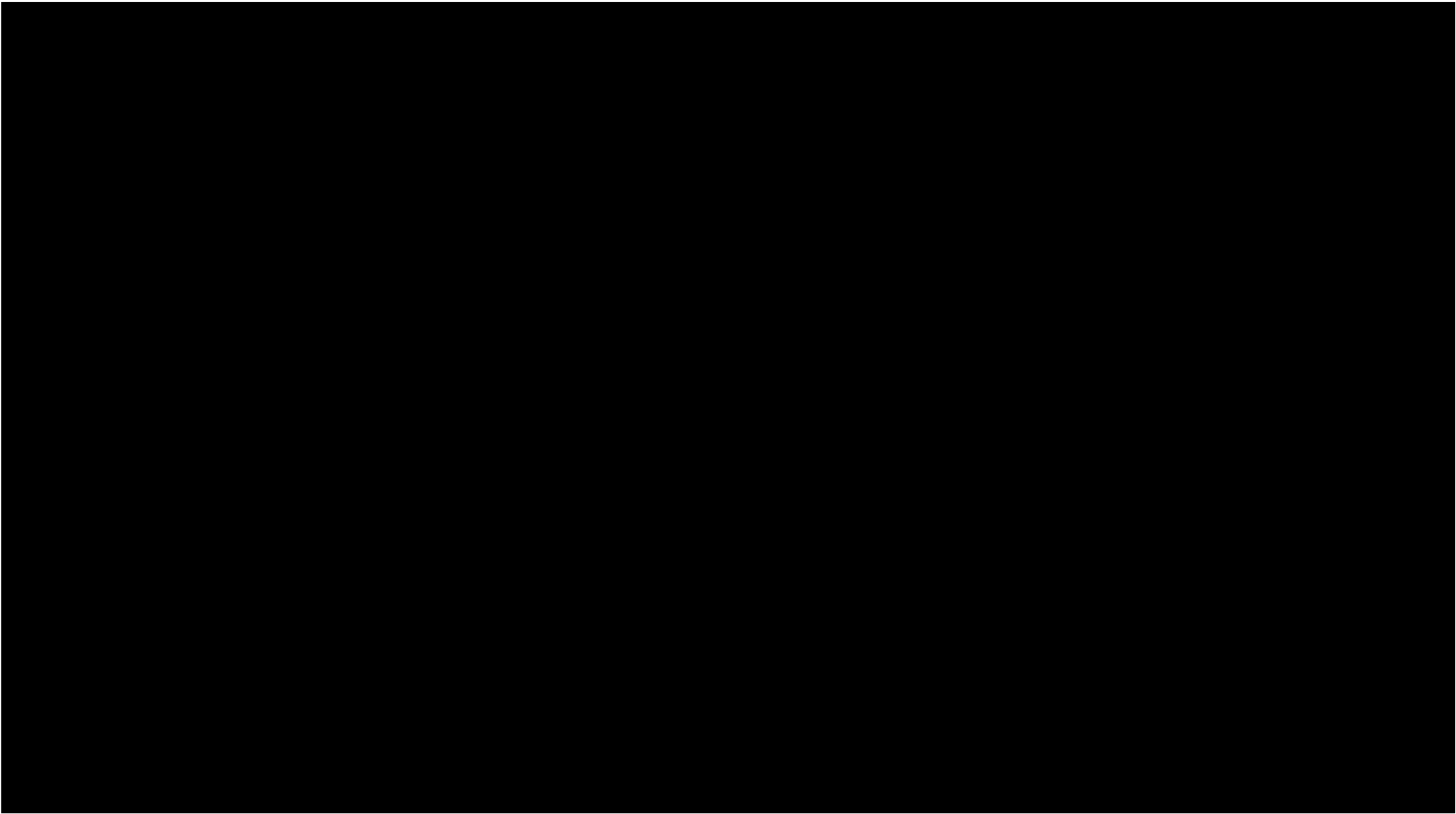




From: Alison Driver [REDACTED]
Sent: 04 May 2017 11:39
To: Anita Gardner
Subject: Re: A/53/17/PO & A/105/16/PL & A/173/16/PL - The Cottrells, Angmering

Dear Mrs Gardner,

Many thanks for your email and for bringing application A/64/17/DOC to my attention, which had not come up when I searched under the site's post code.

I see from the site plan on application A/64/17/DOC there is only parking for one vehicle on the site, I feel this is unrealistic when there are multiple trades working on the project.

Thank you for contacting the applicant with regard to the matters I and other residents have raised and I hope everything can be resolved.

Kind regards

Alison

Alison Driver
[REDACTED]

Dear Ms Driver,

There is a current application A/64/17/DOC which includes details in respect of condition 5 of A/105/16 - construction site set up. It is awaiting determination. County Highways comments have been received today and can be viewed on the council's website under reference AB/64/17/DOC. I will be advising the agent for the application that additional information is required and that they should not commence development until the condition is discharged.

I trust this information is of assistance

Regards

Anita Gardner

Anita Gardner | Principal Planner, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: Alison Driver [REDACTED]

Sent: 02 May 2017 21:45

To: Anita Gardner

Cc: Angmering Parish Council

Subject: A/53/17/PO & A/105/16/PL & A/173/16/PL - The Cottrells, Angmering

4. Dear Mrs Gardner,

The attached Site Commencement Notice was placed on cars in The Cottrells Car Park on Monday by the construction company who will be working on the site. The notice states that they plan to start work on Monday 8th May.

However it was my understanding that it was a condition of the planning permission that:

"No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access."

Could you forward any such plans to me and clarify if these plans have been submitted and to whom. My property adjoins the site and would like some definite assurances about its management.

Safe Site Access

The site is accessed from the High Street. The junction is blind both on entry and access with a very tight turning arc, frequently further restricted by vehicles parked on the High Street. The access road is narrow and without public footpaths so pedestrians are forced to use the road. There are elderly residents, young families and children, all of whom regularly enter and access the road on foot. These pedestrians are not visible to drivers

until they have turned into the road. Many drivers of large vehicle refuse to drive into the road because the turn is so tight and the road so narrow.

Entry and exit to and from the site itself is also a blind junction with a restricted turning arc. The only pedestrian footpath is on the same side of the road as the site and adjoins the site entrance. We need reassurances that the contractor will use an appropriate number of qualified banksmen for vehicle movements on and off the site and on and off the access road / High Street.

Delivery Schedules

We are also keen to be kept informed of delivery schedules as the access road is very narrow and large vehicle movements can cause considerable delays for traffic and pedestrians.

Fire Risk

We need to know that the materials and vehicles on site and the site itself will be managed with an appropriate level of fire prevention precautions.

Asbestos

The site contains a garage with asbestos to be removed and we need to be assured that this will be handled appropriately.

Hygiene

We are concerned that the site is operated as hygienically as possible, waste removed and toilet facilities serviced regularly to avoid problems with vermin.

Adjoining property access

We need assurances that the rear entrances to our properties and the alleyway across them will not be obstructed.

Refuse Collection

We need assurance that the Council's refuse collector will be able to fulfil their contract to collect our refuse at the regular scheduled times.

Drains

Some of the adjoining properties have drains that run under the site and which are accessed on the site, as with many older properties it is not unusual for us to have blockages issues and need access to the drains at short notice.

Security

We need to know that the site will be properly secured to deter vandals, thieves and that the site does make adjoining properties more vulnerable to criminal damage / break in's - e.g. ladders and scaffolding allowing access over boundary walls and fences. All vehicles left on the site must be secured when not attended.

Contacts

We need to have contact details, including out of hours contacts in case of security concerns or in the event of a fire.

Parking

We need to know the plans for the parking of construction vehicles and for staff working on the site and that it will all be accommodated within the site.

We have contacted the developer and builder to try to arrange a meeting with them on site before Monday 8th May in an attempt to understand their work schedule and to try to alleviate some of the anxieties which resident have. They have yet to respond.

Other residents may have additional concerns which may come to light if we are able to arrange a meeting with the developer and builder.

I appreciate you are very busy but ask if you can treat this as a matter of urgency as the timescale is very short. I am available on the telephone numbers below if you need to speak to me. We would welcome a member of the planning team to attend a meeting on site to explain the above.

I look forward to receiving your response.

Kind regards

Alison
Alison Driver

5 The Cottrells
Angmering
West Sussex
BN16 4AF

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