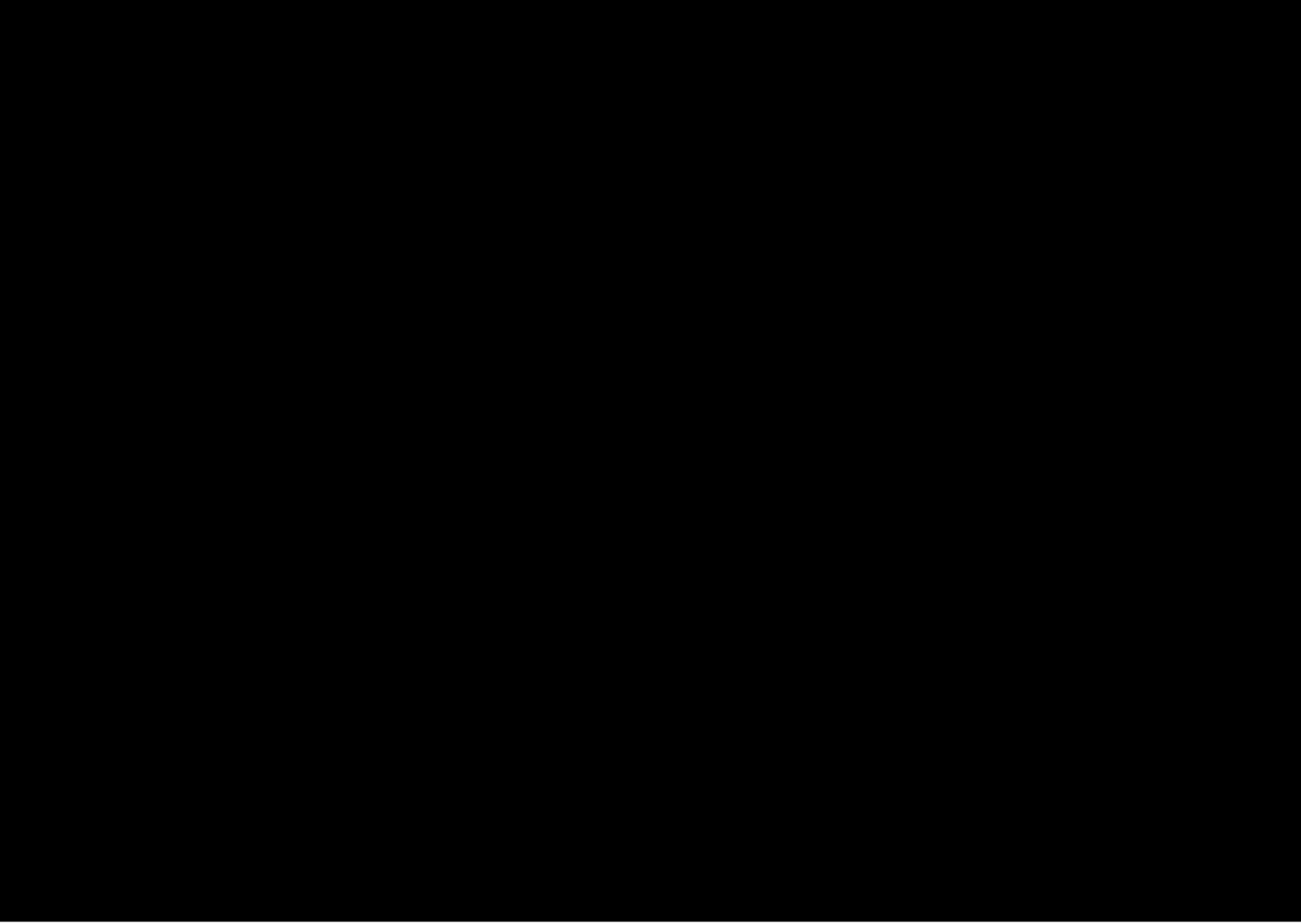




From: Harper, Anna <[REDACTED]>

Sent: 16 June 2022 17:19

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

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

Subject: RE: Planning Consultation on: LU/144/22/DOC - Condition 7 - Construction Management Plan. Land South of the Academy

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Dear Anita

Thank you for your response. I can confirm we wish to withdraw the application and await further comments from the EHO.

Kind regards

Anna Harper
Planning Manager

BoKlok UK


From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 16 June 2022 15:40

To: Harper, Anna [REDACTED]

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

Subject: RE: Planning Consultation on: LU/144/22/DOC - Condition 7 - Construction Management Plan. Land South of the Academy

Dear Anna,

I have looked at the planning permission and the only aspect of RGP Construction Environmental Management Plan (Outline) which has been approved is the mitigation outlined in Section 7 which is specifically referred to in condition 15. With regards to the use of Elm Grove Road, whilst it may have made clear in the CEMP submitted with the application that it would need to be utilised for a short period of time, this has not been agreed. The requirement for submission of a full plan and agreement of these details via condition remains outstanding.

The original comment from the environmental health officer stated

'Please detail the use of Elm Grove Road, which will be the only point of access to the site during the 4 months of such enabling works. Please include the number of vehicles and HGV lorries that are likely to pass through this narrow, quiet, residential cul de sac and the likely noise exposure to residents, resultant.

Please detail how noise detriment will be mitigated.'

It was therefore identified as an issue prior to submission of the additional information.

I have checked with my Team Leader and we cannot allow the application to remain live whilst further information is submitted and consulted on with regard to both highway and amenity issues.

I will come back to you with further detail once I have received a written response from environmental health.

If you wish to discuss the matter directly with the Environmental Health Officer her contact details are carol.reynolds@arun.gov.uk.

In the meantime can you confirm withdrawal of the application?

Regards

Anita

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



From: Harper, Anna [REDACTED]

Sent: 15 June 2022 13:48

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: RE: Planning Consultation on: LU/144/22/DOC - Condition 7 - Construction Management Plan. Land South of the Academy

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Dear Anita

Thank you for your email. I have tried calling to discuss.

The changes were submitted to address comments submitted by Highways and the Environmental Health Officer. We would have sought to engage with them separately before resubmitting further information and clarifications if we had been made aware of it when you requested we address the issued they raised.

With regards to the use of Elmgrove Road, it was made clear in the CEMP submitted and approved with the application that it would need to be utilised for a short period of time. It is likely access via Elmgrove Road will be required only until early August, mid-August at the latest. I would appreciate the opportunity to discuss this matter with your Environmental Health Officer if you are in agreement, I can liaise with them directly if that assists.

If we can resolve the matter around Elmgrove Road would you consider holding off issuing a refusal for the current DOC. This is a site that is ready for the delivery of homes accelerated by MM so I would very much appreciate your assistance and ask that you consider extending the allowed time to decide the DOC application. To withdraw and re-submit would cause unnecessary delays.

Appreciate anything you could do to help this move forward. Please do call if you wish to discuss.

Kind regards

Anna Harper
Planning Manager

BoKlok UK



From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 14 June 2022 15:39

To: Harper, Anna 

Subject: RE: Planning Consultation on: LU/144/22/DOC - Condition 7 - Construction Management Plan. Land South of the Academy

Dear Anna,

I am unable to take further details in respect of the above discharge of condition application. We only allow one set of changes following receipt. This is set out on our web site which states

“Application for details reserved by a condition

Where it has been necessary to place conditions on a decision due to information missing from your original application, these will need a follow-on application to be decided before you can proceed. It is important that you provide all the information required at the point of making the follow-on application. We will only allow one attempt at amending the application, if time allows, as we must make the decision within 12 weeks as this is the government’s time scale for this kind of application.”

The environmental health officer is still to comment on the revisions made and having had a conversation with her I understand she will maintain her objection.

One of the main issues with regard to noise and disturbance considerations is the impact on residents in Elm Grove Road. This is a narrow residential road, where properties have short front gardens and often cars are parked along it. The impact on residential amenity from construction vehicles using this road, even if for a limited period, is likely to be an issue. Is it not possible to enter the site from the link road?

Given that the DOC will be refused on the basis of the substitute details already submitted I suggest that the current application is withdrawn or it will proceed to a decision once written environmental comments are received.

Regards

Anita

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

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www.arun.gov.uk



From: Harper, Anna [REDACTED]
Sent: 14 June 2022 13:37
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/144/22/DOC - Condition 7 - Construction Management Plan. Land South of the Academy

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Dear Anita

Further to my earlier email, please find attached the further swept path drawings of the A259/Fitzalan Road Roundabout.

The drawings illustrate the turning space needed for the modular vehicles travelling to/from the north and east along the A259. All drawings confirm that no temporary works would be needed to the roundabout.

I hope all matters are now addressed and that the CMP can now be approved.

Kind regards

Anna

Anna Harper
Planning Manager

BoKlok UK



From: Harper, Anna

Sent: 14 June 2022 11:12

To: 'Anita Gardner' <Anita.Gardner@arun.gov.uk>

Subject: RE: Planning Consultation on: LU/144/22/DOC - Condition 7 - Construction Management Plan. Land South of the Academy

Dear Anita

We have picked up the latest comments from highways and understand that for the CMP to be discharged, they require tracking for the new roundabout on the A259/Fitzalan road which our team are working on and hope to have back to you over the next couple of days.

Are there any other matters outstanding other than this?

Kind regards

Anna

Anna Harper

Planning Manager

BoKlok UK



From: Harper, Anna

Sent: 08 June 2022 09:43

To: 'Anita Gardner' <Anita.Gardner@arun.gov.uk>

Subject: RE: Planning Consultation on: LU/144/22/DOC - Condition 7 - Construction Management Plan. Land South of the Academy

Dear Anita

Could you please confirm whether you have had further comments on the updated CEMP please and when you may expect to discharge if all matters are considered addressed please.

Kind regards

Anna

Anna Harper

Planning Manager

BoKlok UK



From: Harper, Anna

Sent: 30 May 2022 16:59

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: RE: Planning Consultation on: LU/144/22/DOC - Condition 7 - Construction Management Plan. Land South of the Academy

Dear Anita

I am pleased to attach an updated CEMP (rev P05) which addresses environmental and highways comments.

Please could you confirm receipt of the attached.

Kind regards

Anna Harper
Planning Manager

BoKlok UK



From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 26 May 2022 10:31

To: Harper, Anna

Subject: FW: Planning Consultation on: LU/144/22/DOC - Condition 7 - Construction Management Plan. Land South of the Academy

Dear Ms Harper,

I have now received the attached comments from County Highways.

Please can you provide the additional details requested when providing the revisions required by environmental health?

Regards

Anita Gardner

From: Anita Gardner

Sent: 24 May 2022 10:02

To:

Subject: FW: Planning Consultation on: LU/144/22/DOC - Condition 7 - Construction Management Plan. Land South of the Academy

Dear Ms Harper,

Please see the below consultation response from environmental health in respect of your application. I am still awaiting a response from County Highways.

Please amend the submitted Construction Environmental Management Plan as suggested. I would appreciate receipt within the next 10 days or the application is likely to be considered on the basis of the Plan originally submitted.

Regards

Anita Gardner

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

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www.arun.gov.uk



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

Sent: 19 May 2022 19:36

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Subject: FW: Planning Consultation on: LU/144/22/DOC - Condition 7 - Construction Management Plan.

Dear Anita,

Environmental Health: Please note that we do not agree to discharge of condition 7 in this case.

I refer to RGP, Construction Environmental Management Plan (Full) , Reference 20/5433/CEMP05, April 2022. I would be obliged if the document could be amended to cover the following points.

Paragraph 2.3.2 - No extended working.... Without prior agreement with 'Arun District Council Planning Department.'

3. Construction Vehicle Access and Routing Strategy.

Use of Elm Grove Road. Paragraph 3.1.1

I understand that site enabling works are intended to commence May 2022 to September 2022 with main construction works thereafter to January 2023 (onwards). Site building to be predominantly from west to east. (Paragraph 2.2.2).

Please detail the use of Elm Grove Road, which will be the only point of access to the site during the 4 months of such enabling works. Please include the number of vehicles and HGV lorries that are likely to pass through this narrow, quiet, residential cul de sac and the likely noise exposure to residents, resultant. Please detail how noise detriment will be mitigated.

Appendix H

A. General Noise Issues.

*Paragraph 1. General noise control issues.... Minimise effect on Littlehampton Academy school and Littlehampton children's day nursery (not hospital) and residents.

*paragraph 4. Do not leave vehicles or plant idling. (as stated in 7.2.3 (v)

* Paragraph 6. Select low noise plant or fit plant with silencers. Keep plant well maintained. It is noted that noisy sheet piling is intended, this will require optimum control at source.

*Paragraph 7. Control along path of noise location of plant, site compound, welfare facilities and parking

Working Hours.

Paragraph 2. Please replace or alter the existing paragraph to state that 'Good liaison will be maintained with neighbouring sensitive receptors to ensure that 'Concerned stakeholders, shall be informed in advance of any periods of excessive or unusual noise.' Please omit 'outside operational hours.' (S - Community Issues)I note reference to a BoKlok Community Relations Plan?)

Paragraph 3. L/A to be informed 'as soon as possible' using the Council's telephone number 01903 737755, which includes the out of hours facility.

Noise Monitoring.

Paragraph 1. Please replace 'for a significant period of time' with 'more than a short period of time.'

D. Dust. Bullet point 6. Cover waste skips, vehicle loads etc(as stated in paragraph 7.3.4)

M. Contaminated Land.

Paragraph 2.... Site environmental advisor The Health and Safety Executive (HSE) should be notified in this case.

Please do not hesitate to contact me should I be able to provide any further assistance.

Kind regards

Carol

Carol Reynolds

Senior Environmental Health Officer
Environmental Health Department

T: 01903 737678

E: carol.reynolds@arun.gov.uk



Please note my normal working days are Tuesday to Friday

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 18 May 2022 12:19

To: EHPlanningConsultations <EHPlanningConsultations@arun.gov.uk>

Subject: Planning Consultation on: LU/144/22/DOC

To: Environmental Health - Planning consultation

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Application No: LU/144/22/DOC
Registered: 17th May 2022
Site Address: Land South Of The Littlehampton Academy Fitzalan Road Littlehampton BN17 6ED
Description of Works: Approval of details reserved by condition imposed under ref LU/116/21/PL relating to Condition No 7 - Construction Management Plan.

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you wish to make any comments click on the link www.arun.gov.uk/planning and click into ?Enter Comment? or if this is not possible email your response to planning.responses@arun.gov.uk by **1st June 2022**.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Mrs A Gardner

Planning Case Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCOND00 (006) 2020

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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