



From: Juan Baeza <Juan.Baeza@arun.gov.uk>

Sent: 02 September 2022 07:49

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

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

For the file please

Juan Baeza
Planning Team Leader, Development Management

T: 01903 737765
E: juan.baeza@arun.gov.uk

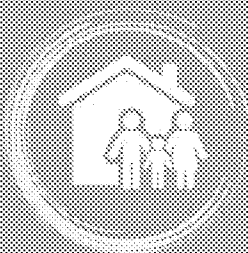
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**Improving the
wellbeing of Arun**



**Delivering the
right homes in
the right places**



**Supporting our
environment
to support us**

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

Sent: 01 September 2022 17:37

To: Harper, Anna <[REDACTED]>

Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>

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

Dear Juan,

Environmental Health: Agree to discharge of Condition 7 – Construction Management Plan.

Carol Reynolds

Senior Environmental Health Officer
Environmental Health Department

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



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From: Harper, Anna [REDACTED]
Sent: 01 September 2022 13:33
To: Carol Reynolds <Carol.Reynolds@arun.gov.uk>
Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/144/22/DOC - Condition 7 - Construction Management Plan.

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Good afternoon Carol

Thank you for getting back to me. The reference to the crush concrete and plainings on the drawing is for the car park base make-up. We will not be crushing or plaining any materials in this area.

Kind regards

Anna Harper
Planning Manager

BoKlok UK
[REDACTED]

From: Carol Reynolds <Carol.Reynolds@arun.gov.uk>
Sent: 31 August 2022 18:36
To: Harper, Anna [REDACTED]
Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>
Subject: FW: Planning Consultation on: LU/144/22/DOC - Condition 7 - Construction Management Plan.

Good morning Anna, Hope well.

I had appreciated the nature of this development, but thank you for your clarification. Unfortunately, I/we consider the nature of concrete and plainings crushing to be a potential source of detriment to nearby **residential dwellings** should the current site plan be accepted. Our concern is not only for operation of the crusher itself, but also for HGV's which would bring materials to the crusher and materials dropped into the hopper.

I would suggest the easiest remedy, as relocation of the crusher to the same site as the site compound well away from sensitive receptors – noise and dust.

I look forward to hearing from you.

Kind regards

Carol

Carol Reynolds

Senior Environmental Health Officer
Environmental Health Department

T: 01903 737676

E: carol.reynolds@arun.gov.uk



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From: Harper, Anna [REDACTED]

Sent: 31 August 2022 14:00

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

Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>

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

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Good afternoon Carol

Thank you for your comments on the proposed compound.

I attach an updated drawing to offer further clarification of the proposed arrangements. The office and welfare cabins will be the only facilities located in close proximity to the nursery. The cabins will be accessed from the front and rear access will be utilised for fire escape only so there will be very little disturbance to the nursery.

Material storage location is shown in red. Please do consider that as this is a wholly modular scheme, the amount of material, contractors on site and general disturbance is drastically reduced as completed modules of each home are delivered straight from the factory.

I do hope this now addresses all your concerns. If you could confirm so I can formally issue the amended CEMP and accompanying drawings for approval, that would be much appreciated.

Kind regards

Anna Harper
Planning Manager

BoKlok UK
[REDACTED]

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

Sent: 30 August 2022 13:32

To: Harper, Anna [REDACTED]
Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>
Subject: FW: Planning Consultation on: LU/144/22/DOC - Condition 7 - Construction Management Plan.

Good afternoon Anna,

I believe Juan is dealing with all.

Best wishes

Carol

Carol Reynolds

Senior Environmental Health Officer
Environmental Health Department

T: 01903 737678

E: carol.reynolds@arun.gov.uk

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From: Carol Reynolds

Sent: 30 August 2022 12:05

To: Harper, Anna [REDACTED] Juan Baeza <Juan.Baeza@arun.gov.uk>

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

Dear Anna,

Thank you for getting back to me and amendments provided. Use of the existing haul road seems sensible, however the proposed facilities have been placed in the only area of the site which is alongside residential accommodation. Whereas we would accept a staff carpark and staff facilities here, this is inappropriate for a site compound.

Juan, please could you let Anna know who is dealing with all in Planning. Many thanks.

Kind regards

Yours sincerely

Carol

Carol Reynolds

Senior Environmental Health Officer
Environmental Health Department

T: 01903 737678

E: carol.reynolds@arun.gov.uk



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From: Harper, Anna <[REDACTED]>

Sent: 30 August 2022 09:31

To: Juan Baeza <Juan.Baeza@arun.gov.uk>; Carol Reynolds <Carol.Reynolds@arun.gov.uk>

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

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Dear Juan and Carol

I trust you had a good break over the Bank Holiday weekend.

Carol are you able to confirm your acceptance to the latest CEMP and also confirm which Officer is now dealing with this application please?

Many thanks in advance.

Kind regards

Anna Harper

Planning Manager

BoKlok UK



From: Harper, Anna

Sent: 23 August 2022 17:18

To: 'juan.baeza@arun.gov.uk' <juan.baeza@arun.gov.uk>

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

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

Dear Juan

Please see below correspondence. Anita was previously the Officer dealing with application LU/144/22/DOC.

Could you advise who is not dealing with the application. If Carol is happy to sign off on the below we would appreciate a decision as soon as conveniently possible.

Kind regards

Anna

Anna Harper
Planning Manager

BoKlok UK

From: Harper, Anna
Sent: 23 August 2022 11:59
To: 'Carol Reynolds' <Carol.Reynolds@arun.gov.uk>; 'Simon Davis' <Simon.Davis@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/144/22/DOC - Condition 7 - Construction Management Plan.

Dear Carol

I am pleased to enclose a drawing showing the office/welfare, compound parking and haul road. As you will see from the drawing, the existing road on site will be utilised as the haul road and is located away from the Littlehampton Day Nursery. I understand the site team has a good relationship with the nursery, who they are in regular contact with.

I attach an updated version of the CEMP, which now omits reference to Appendix H as the environmental controls are actually set out in Section 7. Could you please confirm you are happy to sign this off.

@Simon.Davis Apologies for copying you in but with Anita no longer being at ADC, could you advise whether you will be picking up this application as you are currently our Officer on the S73 application.

Kind regards

Anna Harper
Planning Manager

BoKlok UK

From: Carol Reynolds <Carol.Reynolds@arun.gov.uk>
Sent: 10 August 2022 21:43
To: Harper, Anna [REDACTED] Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: FW: Planning Consultation on: LU/144/22/DOC - Condition 7 - Construction Management Plan.

Dear Anna,

I refer to CEMP, (P07) 5433 parts 1 & 2, dated 18 July 2022, as attached.

Although the text states that the haul road will be moved away from Littlehampton Day Nursery, this and the position of the site compound/welfare facilities are not detailed in any RPG drawing, or plan e.g. Annex C.

I am more flexible on the compound position which it is stated will be kept to the west and away from sensitive receptors throughout the construction works. I do however require greater clarity re the position of the haul road e.g. on a site drawing.

I note that Appendix H – Environmental Control Methods, appears to be missing.

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: Carol Reynolds

Sent: 10 August 2022 20:21

To: Harper, Anna <[REDACTED]> Anita Gardner <Anita.Gardner@arun.gov.uk>

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

Dear Anna,

Please advise me of any piling operations to be carried out on site.

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: Harper, Anna [REDACTED]
Sent: 10 August 2022 12:11
To: Carol Reynolds <Carol.Reynolds@arun.gov.uk>; Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: RE: Planning Consultation on: LU/144/22/DOC - Condition 7 - Construction Management Plan.

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Good morning Carol

I hope you have made a full recovery. Appreciate you coming back to me, thank you.

Anita, please find updated CEMP Rev P07 dated July 2022 attached which captures all the changes to revision P06 now agreed by Carol. I have re-attached the summary table for ease of reference.

Could you please let me know when you hope to be able to review and confirm the condition can now be discharged.

Many thanks.

Anna

Anna Harper
Planning Manager

BoKlok UK
[REDACTED]

From: Carol Reynolds <Carol.Reynolds@arun.gov.uk>
Sent: 10 August 2022 10:50
To: Anita Gardner <Anita.Gardner@arun.gov.uk>; Harper, Anna [REDACTED]
Subject: FW: Planning Consultation on: LU/144/22/DOC - Condition 7 - Construction Management Plan.

Good Morning Anita/Anna,

Apologies for my delayed response, due to extenuating circumstances.

Environmental Health agree to proposed changes to CEMP, LTH-RGP-SW-XX-RP-Y-XX-6809, Revision P06, dated 27 June 2022, as attached. Once fully applied, I do not anticipate further delay to discharge of Condition 7.

Anna, Please could you let me know whether there will be any piling on site?

Many thanks

Kind regards

Carol

Carol Reynolds

Senior Environmental Health Officer
Environmental Health Department

T: 01903 737676

E: carol.reynolds@arun.gov.uk



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From: Harper, Anna [REDACTED]

Sent: 20 July 2022 10:57

To: Anita Gardner <Anita.Gardner@arun.gov.uk>; Carol Reynolds <Carol.Reynolds@arun.gov.uk>

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

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Dear Anita and Carol

As it is your position that you only allow one set of changes following receipt of an application for details reserved by condition. Are you amenable to reviewing the attached summary of comments and our responses before we formally submit an updated CEMP under the DOC application. As I mentioned yesterday, it would also be useful to receive confirmation there are no outstanding Highways matters.

Kind regards

Anna

Anna Harper

Planning Manager

BoKlok UK



From: Harper, Anna

Sent: 19 July 2022 10:07

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

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

Dear Anita

Thank you for your email and for providing environmental health comments. We hope to have an updated CEMP with you by tomorrow at the latest.

Could you confirm whether highways have responded as I want to ensure all comments are picked up before issuing.

Kind regards

Anna Harper
Planning Manager

BoKlok UK
[REDACTED]

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

Sent: 13 July 2022 16:31

To: Harper, Anna - [REDACTED]

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

Dear Anna,

I have received the below response from environmental health and request that the submitted details are amended to reflect the discussion below. Can you let me have a timeframe for receipt?

Regards

Anita

Anita Gardner
Principal Planner

T: 01903 737529

E: anita.gardner@arun.gov.uk

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

Sent: 13 July 2022 16:21

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

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

Dear Anita,

Lu/201/22/DOC.

This CEMP refers to update document LTH-RGP-SW-XX-RP-Y-XX-6809, Revision PO6, dated 27 June 2022. This predates my comments 28 June 2022 and this response is therefore incomplete. The applicant's attention is also drawn to my earlier comments, 19 May 2022 (see each of these below).

PO6 Paragraph 1.1.5. Use of Elmgrove Road. The start date of the 5 week period is unclear (expires on 1st August 2022, if 5 weeks from the document date). Environmental Health have agreed this continued use until 8th August 2022. *

Other matters remain outstanding, marked in red as below.

Our position therefore remains unchanged and I would recommend against discharge of condition 7.

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: Carol Reynolds

Sent: 28 June 2022 16:53

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.

I refer to Construction Environmental Management Plan (Framework) DOC: LTH-RGP-SW-XX-RP-Y-XX-6809 (P05), dated May 2022. I make the following comments:-

1.3.2 /4.2.1(vii)/4.5. Any site compound to be sited away from nearby sensitive receptors.

2.3.4 Error - No night-time movement **without** prior agreement. **Not addressed**

3.1.2 - I called on site, 23 June 2022, when I found that John Reilly Civil Engineering Ltd had been here for some weeks. As well as site enabling works, foundations had also been laid for the show homes. Access for the large diggers' conveyancing vehicles, cement lorries etc. had been via Elm Grove Road but on-site managers were unaware of the time restriction which applied to this road, or that it was necessary to keep to low speeds/engine revs.

***Continued short term use of Elm Grove Road.** We would accept further use of this road in line with constraints stated in this paragraph and given that these will be properly notified to contractors and applied. However, that such further use shall be completed by no later than 8 August 2022. Unfortunately, it is not possible to read The Progress Dropline which accompanies this CEMP

3.1.8. Haul road. The haul road should be moved away from the site of Littlehampton Day Nursery, which generally has lack of consideration in this document. **Not addressed.**

4.5.6/7.2.3. Clarification will be required of the method of sheet piling to be used and how this will minimise the detrimental effect of noise and vibration on nearby sensitive receptors. **Not addressed**

6.2.1 Please add in proximity to **Littlehampton Day Nursery** Nothing added here, nor throughout the document

7.2.3. The predicted noise level is not stated and 'Noise levels shall be reduced 'using best practicable means.' Please adjust. **Not addressed**

7.8 Contaminated land. During my site visit, 23 June 2022 site managers were only aware of contaminated land to the **EAST** of the site. Site users must be fully aware of such potential hazards. **Hopefully, the contractors have now been appraised on this issue.**

Please do not hesitate to be in touch 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



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From: Carol Reynolds

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



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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

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