

Lynnyrd Wolfe

From: Anita Gardner
Sent: 04 December 2018 10:17
To: Planning.Responses
Subject: FW: FG/171/18/DOC - Yeomans Honda Discharge of Conditions
Attachments: 17036 - Construction Management Plan (RevA).pdf

Please treat as substitute and scan agents e-mail below



From: Kevin Conlon [REDACTED]
Sent: 03 December 2018 17:53
To: Anita Gardner
Cc: Juan Baeza; Russell Scorey; Steve Duffy; Graham Taylor
Subject: FW: FG/171/18/DOC - Yeomans Honda Discharge of Conditions

Dear Mrs Gardner,

Thank you for your note. Apologies for the later than expected response as we have been seeking further professional advice. We have collated a number of comments with the preferred main contractor and Engineer to provide revised documents and further clarity on existing supporting information to suit.

Firstly, we have amended the Construction Management Plan document to include the following details as being required by West Sussex Highways Engineers:

- *Maximum size of delivery vehicles. The CMP states no articulated vehicles will be used however rigid vehicles can have a limited turning circle. We have reviewed this with the main contractor and determine a maximum delivery lorry size at 2.5m wide x 10m long.*
- *Swept paths for maximum vehicle size of, the access and of turning within the site. Swept paths should be shown on the CMP with all other obstructions ie parking also shown. The turning head 'banjo' of this largest vehicle is illustrated on the attached updated CMP.*
- *Details of any extra-large plant expected ie Cranes. The main contractor has highlighted a maximum 25 tonne crane for these works. The turning of this vehicle can be made on site and is illustrated on the attached updated CMP. We expect this to be the largest piece of plant to be used here. All large plant turning within the site will have a vehicle marshalling 'banksman' coordinating movements.*

The attached document supersedes all previous information submitted in relation to this Condition, so please can you substitute? i.e. Construction Management Plan dated 21.09.2018, and site drawings W111 P1 & W112 P1.

Secondly, we await clearance of the conditions associated with an Environment Health response.

Thirdly, we are at a loss as to why this small redevelopment of brownfield land is subjected to such stringent policy adherence. We understand potential local flood risk issues, but cannot see why this 'like for like' development will place any further burden on the existing ground conditions. Our Civil Engineer wishes to comment on this, for which was ignored by the Council's Engineer;

*"The infiltration system has been designed in accordance with current guidance and is located **1m above** the highest recorded ground water level on the site in accordance with current guidance. Further ground water monitoring can be carried out if there is a specific risk of ground water movement in this area, but this should not prevent the development from proceeding. The infiltration tank will not be installed until the ground water monitoring is complete. Should the ground water monitoring confirm a higher water level then the surface water drainage design will be adjusted and submitted for approval prior to any surface water drainage works."*

So we would ask, is there a real risk that this development will increase ground water issues? For which we believe the answer is no. **And**, if we can provide this additional testing / monitoring, can this be 'prior to the commencement of the drainage works' rather than commencement of 'any' development? We see this as a reasonable request to what is otherwise a specific obstruction to development.

The selected main contractor has estimated that they would intend to commence these surface water drainage works some 15 weeks into the construction programme, initially due to commence in late January. This equates to mid-May, for which there is ample time for this further testing to be taken to the end of March then submitted to yourselves for determination, whilst other works commence. We are confident that there will not be any changes to the drainage design, as all relevant worst case guidance has been followed.

If you do not see this as a reasonable way forward, then would you be amenable to a change of condition wording, via a minor material amendment application to the existing consent?

As you'll appreciate our client's project and the security of the employment for staff at Yeomans in both Littlehampton and Worthing is in serious jeopardy. Honda have placed a mandatory global 'completion date' to all franchises for all new and existing Honda sites to be fully brand compliant by summer 2018, else face commercial consequences. The current wording of the planning condition would unnecessarily cause a minimum of some 4-5 months if we cannot agree to a resolution, and as described above, jeopardise the viability and sustainability of this site in Ferring/Worthing.

We truly hope that you can discuss this internally at the highest level, and advise an amicable way forward for our client, one of the largest local employers in the area, to commence their development asap as granted by Arun DC.

Kind regards,

Kevin

Kevin Conlon
Senior Architect



HNW Architects Ltd. Registered office: 61 North Street, Chichester, West Sussex, PO19 1NB.

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From: Anita Gardner <[redacted]>

Sent: 20 November 2018 15:35

To: Kevin Conlon <[redacted]>

Cc: Juan Baeza <[redacted]>

Subject: RE: FG/171/18/DOC - Yeomans Honda Discharge of Conditions

Dear Mr Conlon,

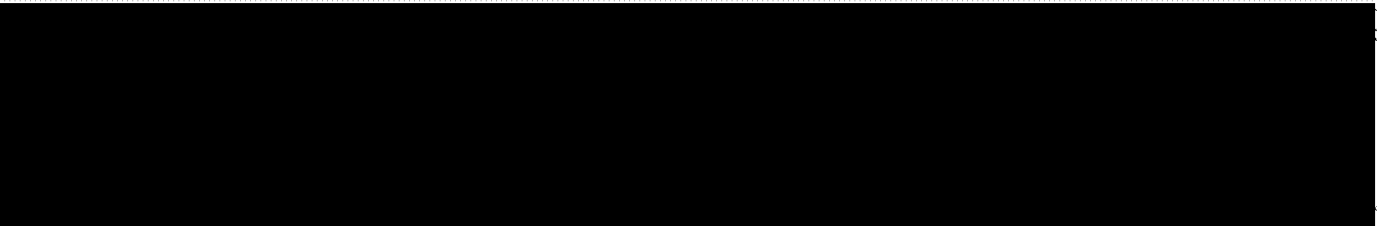
I can advise that the incorrect information relating to the other site in Ferring has been marked for deletion on our web site.

I understand that you will be sending in additional information with regard to the highway comments and the Construction Management Plan and I would appreciate receipt within the next 10 days.

The other outstanding conditions relating to lighting and contamination are awaiting responses from environmental health.

I cannot agree to a meeting to discuss compliance with the drainage condition. I understand that your Engineer is liaising with our engineer following refusal of the discharge of the condition. Any re-submitted details would not be approved without her agreement.

Regards
Anita



From: Kevin Conlon [REDACTED]
Sent: 20 November 2018 13:14
To: Anita Gardner; Juan Baeza
Cc: Steve Duffy; Russell Scorey
Subject: FG/171/18/DOC - Yeomans Honda Discharge of Conditions
Importance: High

Dear Mrs Gardner & Mr Baeza,

I have made a number of attempts to contact you but have failed to reach you directly. We would very much like to discuss our Discharge of Conditions with the utmost urgency, knowing the application was due for decision yesterday 19th Nov 18.

We are progressing the additional information required for the Construction Management Plan, and should have this available shortly. We note some incorrect documents are logged onto the Council's web portal which is not for our development, for which we have no knowledge. I trust these have not been assessed against our submission.

Secondly, we understand our Engineer has contacted Arun's drainage engineer regarding the surface water drainage strategy, and failed to reach agreement with regards to our submitted supporting information. We understand the Engineer is following Policy, but would seek to determine a pragmatic way to resolve the impasse. Knowing this is a brown field site redevelopment with similar building and surface areas much as before. We would be happy to draft a simple commentary on the design as proposed, in the attempt to explain the rational approach that meets all required design criteria. And/or, hold a meeting with you and the Council's Engineer to discuss further.

We would very much like to hear from you at your earliest convenience.

Many thanks,

Kevin

Kevin Conlon
Senior Architect



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From: Kevin Conlon

Sent: 19 November 2018 15:44

To: [Redacted]

Cc: Steve Durty [Redacted]

Subject: FG/171/18/DOC - Yeomans Honda Discharge of Conditions [Filed 19 Nov 2018 15:44]

Dear Mrs Gardner,

Regarding our Discharge of Conditions application I believe this is due to be decided today 19th Nov 2018.

I believe from the web portal there are a number of queries raised by your consultees regarding the site drainage and construction management plan conditions, for which we would very much like to discuss further if possible.

I have left a message on your answerphone and I would be grateful if you could call me back when you have the opportunity.

Many thanks,

Kevin

Kevin Conlon
Senior Architect



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