

Folkes Architects
The Old Forge
6 Church Street
Storrington
RH20 4LA

Date: 9th September 2019

Please ask for: Mrs A Gardner

Tel: 01903 737529

Your Ref:

Our Ref: LU/248/19/DOC

Dear Mr Clark,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref APP/C3810/W/18/3197149 (LU/162/17/PL relating to Condition Nos 8 - materials & finishes, 9 - landscaping scheme, 10 - Construction Management Plan, 13 - visibility splays, 14 - pedestrian visibility plays, 16 - cycle parking and 18 - street lighting.

Land At Toddington Farm North And West Of 1 To 3 Toddington Toddington Lane Littlehampton BN17 7PN

Notification regarding the above application:

Condition Number 10

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved by, the Local Planning Authority. The Approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:

- ¿h An indicative programme for carrying out the works
- ¿h The arrangements for public consultation and liaison during the construction works.
- ¿h Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method should foundation piling occur, the careful selection of plant and machinery and use of noise mitigation barriers.
- ¿h Detail of any flood lighting, including location, height, type and direction
- ¿h The parking of site operatives and visitors
- ¿h Loading and unloading of plant and materials
- ¿h Storage of plant and materials used in construction and development
- ¿h Wheel washing facilities
- ¿h The erection and maintenance of security hoarding
- ¿h The method of access and routing of vehicles during construction

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

The details submitted with the application are insufficient: Missing information should be determined (Key Dates, drain locations, service locations, H&S consultant etc.) .

1.5 assessment of asbestos containing material (ACM) on site and associated remedial measures should be provided to Environmental Health.

1.6 copies of the contaminated land reports should be assessed by Environmental Health, including the remediation strategy.

1.8 to clarify, hours of operation are 07.30 - 18.00 hours Monday - Friday, 08.00 - 13.00 hours Saturday and no working on Sundays or Bank Holiday Mondays. No deliveries before 08.00 hours. Working on any Bank holiday; not just Mondays to be excluded.

2.3 Second paragraph states that delivery times will be adhered during school term time. This should specify delivery times irrespective of school terms. The penultimate paragraph states deliveries will be undertaken during 'off peak' road network times (not between 06.00 - 10.00 hours or between 16.00 - 20.00 hours). Deliveries should not take place before 08.00 hours and no work (including deliveries) should take place after 18.00 hours Monday - Friday, after 13.00 hours Saturday or at all on Sundays and Bank Holidays.

2.4 How will wheel wash water be disposed of?

3.2 the Health and Safety (DSE) Regulations were amended in 2002, the Environmental Protection Act was published in 1990.

5.2 how are 'silenced' generators being utilised on site - how are they silenced, how will their location be considered and will there be any provision for fuel leakages and/or spills?

5.3 how will noise, dust and vibration be monitored and managed? Will contact details of the site manager be available for neighbouring residents, via leaflets/business cards or displayed on a board on site ?

6.1 see response to section 1.5.

6.2 should read: If during development, any visible contaminated or odorous material, (for example, asbestos containing material, stained soil, petrol / diesel / solvent odour, underground tanks or associated pipework) not previously identified, is found to be present, no further development (unless otherwise agreed in writing by the Local Planning Authority (LPA)) shall be carried out until it has been investigated using suitably qualified independent consultants. The LPA must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the LPA for approval in writing before implementation. If no such material is identified, a written statement must be submitted to the LPA.

6.5 The statement should be amended to no work being carried out on site on Sundays or Bank Holidays. How will noise and vibration be monitored/assessed?

6.6 how is this being implemented?

6.9 what arrangements are there for implementing a hot work permit system?

6.10 Is LPG applicable to the site?

6.11 how and how frequently will dust emissions be monitored by the Site Manager? Materials moving to and from site should be covered? This section should include the health risks on neighbours. Reference to Threats Lane indicates that information in the report has been copied from a CMP for a different site.

7.0 the points read as conditions imposed, rather than as a management plan and reiterates the reference to a non relevant site. The points should therefore be re-worded to demonstrate how they are applicable to this site.

In addition, the following items should be added to the CMP:

- Construction routing plan to demonstrate no access to or from the south. All deliveries to enter from and leave to the north to avoid Toddington Lane and the adjacent railway crossing.
- A plan showing parking for contractors and visitors on the site clear of the public highway.

- A plan showing areas for materials storage on the site and clear of the public highway.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning