

Millwood Designer Homes
6 Alexander Grove
Hookwood Road
Kings Hill
West Malling
ME19 4XR

Date: 25th April 2022

Please ask for: Maria Tomalova

Tel: 01903 737510

Your Ref:

Our Ref: R/39/22/DOC

Dear Mr Neville,

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 R/187/16/PL relating to Condition Nos 4 - materials and finishes of proposed buildings in Phase 2 and 17 - Construction Management Plan.

Rustington Convalescent Home Sea Road Rustington BN16 2LZ

Notification regarding the above application:

Condition Number 17

Prior to the commencement of development within each phase, including works of demolition, a Construction Management Plan shall be submitted to and be approved in writing by the Local Planning Authority after consultation with the Highway Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details of the following information for approval:

- the means of access and road routing for all construction traffic associated with the development;
- provision of wheel washing facilities and details of their operation and location;
- construction working times including delivery times;
- details of areas for the loading, unloading, parking and turning of vehicles associated with the construction of the development;
- details of areas to be used for the storage of plant and materials associated with the development;
- Contact details for the site contractor, site foreman and CDM co-ordinator (including out-of-hours contact details).
- Evidence of consultation with neighbours prior to works commencing.
- Details of any temporary traffic management that may be required to facilitate the development including Chapter 8 traffic signage.
- the anticipated number, frequency and types of vehicles used during construction,
- erection and maintenance of security hoarding

Reason: To ensure safe and neighbourly construction in the interests of amenity and road safety.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**
West Sussex County Council Highways (LHA) have been consulted on discharge of condition 17.

In comments dated 16/03/22, the LHA requested details regarding the anticipated number, frequency, and types of vehicles used in construction, erection and maintenance of security hoarding and that contact details of the Areas Highway Manager, Adam Bazely and Traffic Engineer, Matt Gray be added as they will need to approve any traffic management. The applicant was notified about this request (06/04/22), however, no further information has been provided.

For the above reason and in the absence of required details condition 17 cannot be discharged and you will need to make a revised submission to cover the missing elements.

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

Yours sincerely



.

Neil Crowther
Group Head of Planning