



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

M2 Architecture Limited
4 Queensgate
Queens Road
Fareham
Hampshire
PO16 0NW

Your Ref: WA/106/18/DOC

Please ask for:

Mrs A Gardner

08 March 2019

Dear Mr Wilkes

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 WA/69/17/PL relating to Condition No
3,4,5,7,8,9
Progress Garage Yapton Lane, Walberton,

Notification regarding the above application:

Condition Number 8

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access in accordance with policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because the purpose of the condition is to mitigate the impact of construction.

Decision:

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

This condition cannot be discharged without additional clarification outlining that a delivery vehicle could turn within the site to exit onto Yapton Lane in a forward gear. Although it is stated that best efforts will be taken to ensure that smaller vehicles are used, the possibility that a larger HGV may enter the site is still a viable consideration. Although it is appreciated that a swept path was submitted at planning, this had not included details of the positioning of the welfare building within the roadway which restricts some of the space during construction.. Should this manoeuvre not be achievable-you should ensure that a banksman is available within the site at all times to assist in the manoeuvring of vehicles onto the highway. Such details must included within the submitted CMP..

It is advised that deliveries are scheduled to be outside of the am and pm network peak times to avoid congestion on the highway and this should be included in the CMP.

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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