

Mr Oliver Bardsley
Linden House
Guards Avenue
Caterham
CR3 5XL

Date: 19th November 2020

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: WA/70/20/DOC

Dear Mr Bardsley,

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/44/17/OUT relating to Condition No 6 -
Construction Management Plan.
Land East of Tye Lane Walberton

Notification regarding the above application:

Condition Number 6

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

- a. An indicative programme for carrying out of the works
- b. The arrangements for public consultation and liaison during the construction works
- c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
- d. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- e. the parking of vehicles of site operatives and visitors
- f. loading and unloading of plant and materials
- g. storage of plant and materials used in constructing the development
- h. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- i. the provision of effective wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- j. effective measures to control the emission of dust and dirt during construction
- k. a scheme for recycling/disposing of waste resulting from demolition and construction works.
- l. the traffic management to be used by construction vehicles to enter and exit the site;
- m. building, engineering and other operations to be carried out only between the hours of 0800 and 1800 Monday to Friday, 0800 to 1300 Saturdays and shall not be carried out at any time on Sundays

or Public Holidays;

n. noise and vibration controls.

Development shall be carried out in accordance with the approved Construction Method Statement.

Reason: To enable to the Local Planning Authority to control the development in detail in the interests of amenity in accordance with Policy GEN7 of the Arun District Local Plan. It is considered necessary for this to be a pre-commencement condition because of the safety and amenity issues that need to be addressed.

Decision:

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

The information submitted regarding Condition 6 imposed on outline planning permission WA/44/17/OUT: relating to a Construction Management Plan is refused.

With the proposed change to construction traffic routeing, all construction traffic to and from the A27 would use the A27 / Tye Lane junction instead of the A27 / Yapton Lane junction. The Tye Lane access onto the A27 is not suitable for heavy construction vehicles: there is no acceleration lane or merge taper and so heavy, slow accelerating construction related vehicles would be pulling out into a high speed road from a standing start. This is not acceptable because of the inherent safety risk of heavy, slow moving traffic entering the A27 carriageway and conflicting with high speed traffic on the main line. Therefore all heavy construction traffic accessing the A27 should use the Yapton Lane junction where there is an appropriate acceleration merge taper.

Heavy, construction related traffic from the site should not turn into the A27 at Tye Lane because of the inherent safety risk. The developer would not be able to manage, monitor and enforce a restriction preventing heavy construction vehicles using the A27 / Tye Lane junction to enter the A27.

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

Yours sincerely



Neil Crowther
Group Head of Planning