

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 04 April 2017 12:22
To: Planning Scanning
Subject: FW: Comments regarding Y/15/17/DOC
Attachments: ResponseToSiteManagement_Y_15_17_DOC.docx; Land to the North of John Turner Phormiums, Lake Lane, Barnham

From: Simon Davis
Sent: 04 April 2017 11:04
To: Planning.Responses
Subject: FW: Comments regarding Y/15/17/DOC

Pls upload --

- Comment letter from a local resident.
- Email Correspondence

Copies please.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF

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[Redacted]
Sent: 29 March 2017 22:32
To: Simon Davis
Cc: Karl Roberts; Daniel Vick
Subject: Comments regarding Y/15/17/DOC

Reference: Y/15/17/DOC

Dear Mr Davis,

Please find attached comments regarding Y/15/17/DOC.

Kind regards,
Ralph Mouland and Elaine Freeman

[Redacted]
Sent: 23 December 2016 12:16
To: 'ralph mouland'

Cc: Karl Roberts; Daniel Vick

Subject: RE: Please find attached details of Planning decision on Application Ref: Y/64/16/PL

Dear Mr Mouland,

I have just spoken with Andrew Jenner who assures me that the 15 minute period is solely to allow refrigerated vehicles to manoeuvre around the site and not to be sat on diesel. Anything that needs to be left running will be moved off-site. He has also said that he will make this clear in the management plan to be submitted to discharge condition 07.

Kind Regards

Simon J Davis BA (Hons) DipTp MRTPI | Principal Planning Officer, Planning Department, Arun District Council |

Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
[REDACTED]

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Reference	Y/15/17/DOC
Status	Undecided
Proposal	Application for approval of details reserved by condition imposed under Y/64/16/PL relating to conditions 5-landscape scheme for HGV parking site, 6-landscape scheme along southern boundary, 7-Site Management Plan & 10-light appliances.
Location	Land to the North of John Turner P Lake Lane Barnham PO22 0AL

27/03/2017

Dear Mr Davis,

We would like to make some comments regarding Y/15/17/DOC, and also would like to please ensure some modifications are made to the version of the **Site Management Plan**.

Extract of your email to me received on 23rd December 2016:

Dear Mr Mouland,

I have just spoken with Andrew Jenner who assures me that the 15 minute period is solely to allow refrigerated vehicles to manoeuvre around the site and not to be sat on diesel. Anything that needs to be left running will be moved off-site. He has also said that he will make this clear in the management plan to be submitted to discharge condition 07.

Section 'Use of Electrical Hookups'

Use of electrical hook-ups

- Facility will be in place for 3x electric hook-ups for refrigerated trailers. These spaces will be clearly demarcated.
 - Management processes to be in place at the consolidation centre to ensure any trailers requiring fridge units to be running for a duration of greater than 15 minutes will be relocated from the consolidation centre over to the new operating centre in Lake Lane to be plugged in on electric.
- 1) Referring to the 2nd bullet point, what specifically, will be the '*Management Processes*' (at the Consolidation Centre) and will these be published for review?
 - 2) We welcome the basic sentiment of this Site Management inclusion. However, for any trailers requiring fridge units to be running for duration of LESS than 15 minutes at the Consolidation Centre, what fuel will they be running on, Diesel or Electric hookup? The statement that this refers to is ambiguous with respect to our expectations regarding preventing potential noise-nuisance resulting from diesel units left running, and is also potentially open to interpretation by drivers and staff.
 - a. I would like to suggest instead a statement similar to the following:
 - i. ***'No refrigerated trailers to be left running for any period of time at the Consolidation Centre whilst stationary'***
 1. This suggested statement is less ambiguous, and less open to interpretation by drivers and staff, covers both diesel and electric hook-up, and goes further to protect the amenity of local residents.
 2. In the email above, Mr. Jenner stated that refrigerated trailers '*will not be sat on diesel*', and running refrigerated units would only be conducted whilst '*maneuvering around the site*', however this is not stated in the site management plan as was suggested it would be in the email above.

3. According to Mr. Jenner, the original electric hookups at Consolidation Centre have been removed so unfortunately the only source of power that refrigerated trailers can operate at the Consolidation Centre on is Diesel if required to be running at all.
4. If SLH is unwilling to make a re-statement to this effect, then we wish Object to the current version of this Discharge of Condition 7.
5. As well as making this statement clearer, I'd like to suggest the basic site rules to appear on site signage at the Consolidation Centre.

Section: 'Other Activity & the Operating Centre'

Other activity & the operating centre

- No vehicle washing will take place at the operating centre
- No routine vehicle maintenance will take place at the operating centre
- All routine maintenance, including washing, will take place at our own off-site workshop, or 3rd party facilities.

- 1) I would like to suggest changing these to:
 - a. 'No vehicle washing will take place at the Operating or Consolidation Centre
 - b. 'No routine vehicle maintenance will take place at the Operating or Consolidation Centre

Section: 'Vehicle Routing'

Vehicle routing

- All vehicles are to exit Lake Lane to the East, turning North only
- All vehicles are to enter Lane from the East, entering from the north only.
- All vehicles to follow the on-way system clockwise around the operating centre, at all times.

- 1) Perhaps the Site Management Plan could also contain clear road maps making the approved routing directions clear for drivers, especially those new to working in the area.

General Comments:

- 1) The Site Management Plan is titled, '**Site Management Plan – Key Points prepared 06/01/2017**'; will there be a subsequent 'full' version for review?
- 2) Once the final version of the Site Management Plan is approved, will it be lodged as planning document as part of this planning condition for future public planning permission reference and enforcement purposes?
- 3) Will any future revisions of the Site Management Plan be reviewed and accepted by ADC as part of this planning condition?

Lastly, would it be possible to receive a copy of the original colour copy of tree-planting scheme at the Consolidation Centre so we can see and review it more detail, and therefore provide comment? The copy on the planning portal is of poor visual quality, making it difficult to see any clear detail.

I look forward to your response.
Many thanks.

Kind regards,
Ralph Mouland and Elaine Freeman

Bronte Welham

From: Simon Davis
Sent: 04 April 2017 11:03
To: [REDACTED]
Subject: Land to the North of John Turner Phormiums, Lake Lane, Barnham

Dear Andy,

We have received the attached letter from a local resident raising issues about the submitted Site Management Plan. Can you consider these points and respond and/or make changes to the Management Plan.

I also note that the versions of the Landscaping & planting Plan that we have is in black and white. I assume you submitted it in colour and for some reason, we uploaded in B&W. Can you provide me with a colour version of this.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
[REDACTED]

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