



Rear of Village Hall
The Green
Horsted Keynes
West Sussex
RH17 7AP
01825 791919

e-mail: clerk@horstedkeynes-pc.gov.uk
www.horstedkeynes-pc.gov.uk

Re: DM/25/3205 Land South of St Stephens Church, Hamsland, Horsted Keynes – Discharge of Planning Condition 8

Response from Horsted Keynes Parish Council

Informative number 4 of the conditional planning approval makes it clear that the developer is advised to discuss their draft Construction Management Plan with the Parish Council before submitting it for approval.

The Parish Council is very disappointed to advise that it has not been consulted on this plan and therefore **requests that the application to discharge this condition is withdrawn.**

There are a number of matters in the developer's proposed CMP that the Parish Council are concerned about and they would like to be given the opportunity to discuss these with the developer and seek appropriate amendments.

These matters include, but are not limited to, the following:

- Conflicting site hours are proposed within different sections of the CMP and these conflict with the conditions set out in the planning permission. It is noted that reference has been made to "audible" work implying that quiet working outside of the designated hours might be permitted but this is not considered acceptable as workers arriving and leaving the site will inevitably create some disturbance to local residents. **This has been amended.**
- There is conflict between the position of the temporary fencing indicated on the Site Arrangement Plan in the CMP and that indicated in the Arboricultural Method Statement which would suggest that the developer has not fully understood the constraints of the site and the necessary tree protection areas. **The site layout plan has been amended to correct the Heras fence line to be positioned where the tree protection fencing is required to go.**
- The area allocated for site parking has been grossly underestimated given the anticipated number of vehicles. It is imperative that the plan makes an appropriate provision for on-site parking and that the parking of any construction vehicles in Hamsland, Challoners or Lewes Road is to be prohibited. **The site plan has been updated to include indicative car parking numbers (10), plus we have indicated a further car parking area than can accommodate a further 20 spaces. Many of the contractors car share and from our experience, 30 parking spaces for an expected number of 40 personnel is sufficient.**

- No details have been provided of where delivery lorries or vans will be held off site until the site has capacity to accept them and the plan should make it clear that delivery lorries and vans will not be permitted to wait in Hamsland, Challoners or Lewes Road. Just in time deliveries will be employed to ensure that no delivery vehicles will be waiting in the neighbouring roads. See page 11 of CMP for further details.
- More specific information is required on the proposed Temporary Traffic Orders setting out the area concerned and the anticipated length of time required. Further details of the parking suspension have been added to page 11 of the CMP.
- More information is required on the different phases of the project, in particular, on how the highway works will be constructed. The highway widening works, which are part of the consented scheme and required to create the parking bays for residents in Hamsland, are not shown on the Site Arrangement Plan. It is imperative that these works are completed before any of the onsite works commence and this needs to be clearly shown in the CMP. There should only be a need for a temporary parking suspension order opposite the site for the period these road widening works are being constructed, not for the full construction period for the project. We understand that there would be benefits for residents in the S278 works being implemented entirely first and if we felt that this was achievable this would also have been our preference. However, the timescales of service diversions will not align to allow for this to be implemented first, and financing requirements mean that we are required to main a meaningful start on site prior to S278 works being complete. Even with the road widening (S278) implemented, allowing the parking suspension for the full construction programme provides more certainty on HGVs having clear access to the site to avoid vehicle damage.
- It is noted that the access road adjacent to the church will be constructed above the existing ground level. Details of how water run-off from this will be dealt with to avoid potential flooding to neighbouring properties is required. This is a drainage matter and not something that needs to be in the CMP. This will be dealt with through the discharge of drainage details with the LLFA.
- More details are required on the proposed vehicle wheel washing set up and specifically how the water run-off from this will be collected with silt traps, etc to prevent sludge from seeping into neighbouring properties. We will provide a temporary drainage channel (ACCO) at the entrance to the site to collect silt from spilling onto the public highway. This has been added to the CMP, page 17.
- Details to be provided on how the adjacent roads will be kept clean as it is inevitable that even with wheel washing, dirt will still get onto the highway, ie provision for regular vehicle road sweeping during the ground works phases of the project at specified frequencies. The site manager will monitor the local roads for any mud etc deposits, and when necessary will instruct a road sweeper. This has been added to the CMP on page 16.
- Further details to be provided on the public engagement. A dedicated project email has been set-up and residents have already been using it to seek clarity on various points from the Construction team. We have written to the residents and once we have settled the Construction Programme and appointed the Site Manager, a further letter will be issued advising residents of the programme. We will also commit to issuing a quarterly update on what is happening on site, and any changes to the programme.
- It is noted that the CMP makes reference to 26 units but the planning permission is for 30 units. Is this an error or is the developer proposing to make a material change to the consented scheme? If it is the latter the parish council would like to be consulted on the revised proposals and are particularly keen to ensure that the full number of affordable homes are provided. Corrected
- There are concerns about the proposed traffic route for construction vehicles. Whilst it is recognised that the intention is normally to take the shortest route to an A road to connect with the strategic road network and designated lorry routes, there is a strong desire among the residents to not have large vehicles travelling through the built-up areas of the village. The attached alternative route is therefore proposed and it is considered that this would be a far more suitable route for HGV's and less likely to be prone to congestion and problems with parked cars, etc. The alternative route is acceptable and has been added added into the CMP.