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Wednesday, 10 August 2022

Dear Mr Robins,

Redrow Homes - Hesmond's Stud Detailed Planning Application WD/2022/0341/MAJ

Village Concerns Objection 11 - Construction

1. We are writing to you as the Co-Chairs of Village Concerns, a local Action Group from East Hoathly with Halland Parish. We represent the views of over 200 supporters against the overdevelopment of our Parish.
2. We object to Planning Application WD/2022/0341/MAJ. We wish to restate our objection of 3 March 2022 that there are fundamental problems with this application:
 - a. The application is incomplete and does not contain sufficient detail for a full planning application.
 - b. The applicant's claim on their website (<https://redrowconsults.co.uk/east-hoathly/>) to have begun the process of purchasing the site in early 2020. Elsewhere on the website they contradict this by saying they began the process of acquiring the site in Spring 2021. They also state on the website that they have exchanged contracts. At the public consultation event in November 2021 they went further and told many residents that they had purchased the site. We believe that this claim to be the owner of the site would amount to a breach of the planning obligation contained in the legal agreement that Planning Application WD/2020/2660/PO seeks to discharge.
3. We raised these matters with you on 3 March 2022 and you have not responded despite our request that you do so.

4. This objection covers matters related to the construction of the proposed development.
5. Condition 24 in the Officer's Report suggests that the construction will be phased. The Redrow Design and Access Statement dated shows on Page 44 that there will be at least 2 phases. Nothing else in the documentation gives any details of this phasing and the residents of East Hoathly would really like to know what the proposed plans are. This is something that should have been detailed in the application and submitted for public consultation. How many phases are proposed, how many homes in each phase and over what time scale ?
6. The Conditions currently in the Officer's Report contain scant detail and a scheme of this size should have a full Construction Environment Management Plan that has been the subject of liaison with the Parish Council and local community.
7. Village Concerns believes that the following should be secured by Planning Condition:
 - a. Access to any development on this site should only be allowed from the Shaw roundabout with no traffic going through East Hoathly. Effective signage to remain in place throughout.
 - b. All parking of construction staff, contractors, visitors or agents should be on site with no parking allowed at any time in East Hoathly or the Pavilion Car Park.
 - c. A liaison officer be appointed by Redrow and a Liaison Group set up with the Contractors, the Parish Council and Local Community to manage any construction phase.
 - d. Condition 6 in the Officer's Report proposes a working day from 08.00 to 18.00 hours. Village Concerns strongly considers that this should be from 08.00 to 17.00 hours and that there should be no construction on Saturdays, Sundays or Bank Holidays.
8. The Construction Environment Management Plan should consider the following things:
 - a. An inspection of the access to the site will normally be undertaken by the builders at the close of each working day and data will be recorded. Any defects will be rectified speedily.

- b. Access to be kept pot hole free during works and reinstated as necessary afterwards.
- c. Vehicles visiting the site: The maximum weight of the delivery vehicle will be 32 tonnes. Delivery vehicles will typically include Hiab lorry 9m long, 2.7m wide by 3.6m high. Smaller lorry 14 ton cab mounted with Hiab 7.5m long, 2.7m wide by 3.3m high.
- d. Large vehicles to be reversed on to the construction site guided by site operatives/banksman, with signs notifying site entrance and thus informing the public. This will allow safe egress from the site once the delivery has been completed.
- e. All delivery vehicles will visit the site after 8.00am and before 5pm Monday to Friday and. All deliveries to be unloaded on site with no exceptions. Not more than one delivery at any one time to ensure approaching roads and access Roads are kept clear at all times.
- f. To prevent surface water and sediment run off to adjoining properties, wheel washing facilities will be provided. This will be maintained at all times during construction..
- g. Existing services that are shallow in the access road are to be located, depth and sizes to be logged and thereafter protected as deemed necessary to ensure no damage occurs. In the event of any damage caused by the building works, which will be due to unforeseen circumstances, the contractor will at its own expense rectify matters.
- h. Road sweeping to be carried out as and when required.
- i. Traffic diversions – none are planned or expected during construction.
- j. Wheel Washing– to take place in a designated area. A Banksman will be provided with a hosepipe and washing facilities for the purposes of checking vehicles before they leave the site in a clean state and recorded as such . The area will be kept clean and free from debris at all times.
- k. Each vehicle entering and leaving the site will report to the site office. This will be recorded in the office records. No vehicle shall enter or leave without the Authority of the site agent.
- l. All contractor vehicles together with plant and machinery will be located in the designated areas

m. Demolition is required, therefore refer to Noise, dust and vibration elsewhere mentioned in this statement.

n. Plant and machinery shall not be stored within the confines of the site.

9. The Site Manager will be responsible for dealing with the residents in the immediate neighbouring area:

a. He will inform/update residents of any building works that could have a direct effect on them and deal with any unplanned issues that may arise. Any works that will affect the local residents will be advertised beforehand by way of a site notice board and a leaflet drop prior to commencement of the disruptive work. The site notice boards will be located at the site entrance on the temporary fencing.

b. These potential situations could include, deliveries, dust, noise etc. All of these situations will be proactively discussed and planned beforehand, but we recognise that situations may arise that have third party input which is out of our control. In these instances, the Site Manager has a strict agenda to keep the surrounding community happy.

c. The adopted measures shall be adhered to throughout the construction process and the Site Manager will be enforcing the rules put in place. Failure to comply will be dealt with quickly and permanently. All site workers will be inducted on arrival and will understand the importance of the CMP before commencing works.

d. Once the development has begun, the CMP will be added to/ amended to suit any changes in favour of managing the surroundings better.

e. Objectives and Targets:

(1) Zero Pollution Incidents

(2) Minimise waste sent to landfill

(3) Minimise disruption to residents (and therefore complaints)

10. The ideas requested above are not exhaustive and should be subject to detailed liaison and planning. Village Concerns believes that all this should be done prior to the consideration of a Full Planning Application.

11. Please reject this application until these matters of phasing and construction have been given proper consideration and public consultation.

Katherine Gutkind and Kathryn Richardson
Co-Chairs
Village Concerns

cc

Councillor Draper
Parish Council