

ECE Planning Limited
64-68 Brighton Road
Worthing
BN11 2EN

Date: 4th February 2026

Please ask for: Hannah Kersley

Tel: 01903 737856

Your Ref:

Our Ref: AL/127/25/DOC

Dear Mr James,

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 AL/107/21/PL relation to conditions 12-35
Construction Management Plan and 35-Construction Environmental Management Plan.
Woodgate Centre Oak Tree Lane Woodgate PO20 3GU

Notification regarding the above application:

Condition Number 35

A Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of demolition.

The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones", including measures to protect Lidsey Rife.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.
- i) Containment, control and removal of any Invasive non-native species present on site

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended),

the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species). This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national guidance and Policy ENV SP1 and ENV DM5 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as the protection biodiversity goes to the heart of the planning permission

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

This application has been subject to consultation with the ADC Ecologist. They have reviewed the submitted details and have confirmed no objection to the discharge of this condition. The following details are acceptable in respect of Condition 35:

- Construction and Environment Management Plan 01.234.011.01_Woodgate Centre_CEMP (Biodiversity) (HalpinRobbins Ltd - 9th December 2025)

The development shall be carried out in accordance with the above.

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

Yours sincerely



.

Neil Crowther
Group Head of Planning