

12 December 2025

Arun District Council
Arun Civic Centre
1 Maltravers Road
Littlehampton
BN17 5LF

JC/Let/P2274

Dear Hannah

Application for the Discharge of Conditions 12 and 35 pursuant to application under reference AL/107/21/PL (Demolition of the Woodgate Centre buildings (including 3 No. residential dwellings) & the construction of 180 No. residential dwellings with the creation of new vehicular access with footways and cycleways, ancillary road infrastructure, emergency access arrangements, associated parking, public open space, including children's play space, landscape planting, surface water attenuation & drainage & other associated infrastructure. This site is in Cil Zone H SP2, BEW Strategic Site and is not CIL Liable.) at Woodgate Centre, Oak Tree Lane, Woodgate, PO20 3GU.

This application has been submitted online via the Planning Portal under reference PP-14527506 and includes the application form, relevant documentation, and this covering letter.

The accompanying information has been submitted to satisfy the discharge of Condition 12 (Construction Management Plan) and Condition 35 (Construction Environmental Management Plan – Biodiversity) pursuant to application reference AL/107/21/PL which received consent for the aforementioned development on 9 October 2023.

Condition 12 and 35 is required to be discharged prior to commencement of development. Full details of this submission are outlined below.

Condition 12 (Construction Management Plan)

No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

Managing Director
Chris Barker MATP MRTPI

Directors
Huw James MRTPI
Sam Sykes MRTPI

ECE Planning Ltd
Registered in England
No 7644833
VAT No 122 2391 54

Registered Office
Amelia House
Crescent Road,
Worthing BN11 1QR

- An indicative programme for carrying out of the works; the anticipated number, frequency and types of vehicles used during construction,
- The method of access and routing of vehicles during construction,
- The parking of vehicles by site operatives and visitors,
- A scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning permitted.
- The loading and unloading of plant, materials and waste including permitted times for deliveries,
- The storage of plant and materials used in construction of the development,
- The erection and maintenance of security hoarding,
- 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);
- Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
- The provision of 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),
- Details of public engagement and consultation both prior to and during construction works and continued liaison during construction works.

This application is accompanied by the following document which has been submitted in support of this condition discharge:

- **Woodgate Construction Management Plan_Woodgate_December 2025**

We trust the accompanying document is sufficient to discharge Condition 12 in full.

Condition 35 (Construction Environmental Management Plan – Biodiversity)

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

This application is accompanied by the following document which has been submitted in support of this condition discharge:

- 01.234.011.01_Woodgate_CEMP (version 3)

We trust the accompanying document is sufficient to discharge Condition 35 in full.

Conclusion

We trust that this document is sufficient to discharge Condition 12 and 35 in full and that details be approved forthwith, pursuant to application AL/107/21/PL at Woodgate Centre, Oak Tree Lane, Woodgate, PO20 3GU.

If you have any further queries or require further information, please contact me on 0 [REDACTED]

Yours sincerely
ECE Planning

[REDACTED]
Huw James MRTPI
Director