

PH Design
3 Chapel Street
Chichester
PO19 1BU

Date: 25th March 2021

Please ask for: Maria Tomalova

Tel: 01903 737510

Your Ref:

Our Ref: AL/9/21/DOC

Dear Mr Bone,

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 ref AL/117/18/PL relating to Condition No 3 -
Construction Management Plan.
Land West Of Fontwell Avenue Eastergate PO20 3RU

Notification regarding the above application:

Condition Number 3

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority (who shall consult with both Highways England and West Sussex County Council). 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;

- * the anticipated number, frequency and types of vehicles used during construction,
- * the parking of vehicles by site operatives and visitors,
- * the loading and unloading of plant, materials and waste,
- * the storage of plant and materials used in construction of the development,
- * the erection and maintenance of security hoarding,
- * 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),

Reason: In the interests of highway safety and the amenities of the area in accordance with policies D DM1 and T SP1 of the Arun Local Plan and paragraphs 108-110 of the NPPF. This is required to be a pre-commencement condition because it is necessary to have the site set-up agreed prior to access by construction traffic.

Decision:

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

West Sussex County Council Highways have been re-consulted on discharge of condition 3; in

comments dated 17/02/21, the LHA requested further information on the submitted Construction Management Plan and are satisfied with the demonstration that the northern access in its current form is suitable for construction vehicles. The applicant is reminded of his requirement to enter into a legal agreement with WSCC highways for the access works.

Highways England reviewed attached Construction Management Plan and noted that 'there is no reference to the sheeting of loose loads and request that it is included in the final Construction Management Plan'.

The applicant submitted revised the CMP which includes requested sheeting of loose loads. Highways England are satisfied that Condition 3 of AL/117/18/PL can be discharged as construction of the proposed development will not materially affect the safety, reliability and/or operation of the strategic road network.

The plans and details pertaining to condition 3 are acceptable. The approved details are hereby:

Dwg No 7, CMP drawing dated Feb 2021;
Construction Management Plan, Development plot 2 dated 24/03/2021.

The submitted details in respect of the Construction Management Plan are considered to provide an acceptable scheme and satisfies the requirements of the condition. The condition is therefore fully discharged insofar as the submission of details relates and on the understanding that the plan will be in force throughout the construction process.

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning