BARRATT HOMES

DAVID WILSON HOMES
WHERE QUALITY LIVES

Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

22nd November 2023

Dear Sir/Madam,

Site: **Land North of Chalcraft Lane, North Bersted**
PP Reference: **PP-12622274**
Proposal: **Discharge of Conditions 7, 8 and 24 of outline planning permission BN/142/20/OUT**

I am writing to advise you that Barratt David Wilson Homes have today submitted an application (Planning Portal ref PP-12622274) pursuant to the discharge of conditions attached to outline planning permission BN/142/20/OUT (granted 5th January 2022), which approved the following development:

"Outline planning application with all matters reserved other than principal means of access for up to 200 dwellings, with access taken from Marshall Close, associated infrastructure and landscaping and demolition of existing buildings."

The present application seeks the full discharge of Conditions: 7 (Construction Method Statement), 8 (Construction Environmental Management Plan) and 24 (broadband) of BN/142/20/OUT. For each of the conditions full wording has been provided below, followed by a list of documents submitted for approval:

Condition 7 (Construction Method Statement)

Requirement:

"No development shall commence on site until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The Statement shall provide for:
(i) details of the arrangements for public engagement/ consultation both prior to and continued liaison during the construction works;

(ii) the parking of vehicles of site operatives and visitors;

(iii) loading and unloading of plant and materials;

(iv) storage of plant and materials used in constructing the development;

(v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

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(vi) wheel washing facilities;

(vii) measures to control the emission of dust and dirt during construction;

(viii) a scheme for recycling/ disposing of waste resulting from construction works; and

(ix) delivery and construction working hours.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development."

Submission:

- Construction Traffic and Construction Environmental Management Plan November 2023

Condition 8 (Construction Environmental Management Plan)

Requirement:

"No development shall commence on site until a Construction Environmental Management Plan has been submitted to and approved in writing by the local planning authority. The Construction Environmental Management Plan shall include provision relating to:

(i) measures to ensure that the effects on bats, dormice, reptiles and nesting birds are mitigated by the use of surveys and buffer strips around trees and hedgerows, including details of protective fencing, and the use of appropriate lighting within the site;
(ii) a survey to assess whether badgers are using the site. If badgers are using the site, then appropriate measures shall be included to mitigate the effects on badgers, including how construction operations are to take place on site;

(iii) measures to protect hedgehogs, including when and how works are to take place, including measures for relocation if necessary; and

(iv) a 'Soils Resources Plan' to seek the re-use of soils found within the site.

The development shall take place in accordance with the approved Construction Environmental Management Plan."

Submission:

- Construction Traffic and Construction Environmental Management Plan November 2023
- Construction Environmental Management Plan SLR Ref: 425.064617.00001 Version No: 1 February 2023

Condition 24 (Broadband)

Requirement:

"No residential units hereby permitted shall be occupied until a strategy for the provision of the highest available headline speed of broadband to future occupants of the site has been submitted to and approved in writing by the local planning authority. The strategy shall take into account the timetable for the delivery of 'superfast broadband' (defined as having a headline access speed of 24 Mb or more) in the vicinity of the site (to the extent that such information is available). The strategy shall seek to ensure that upon occupation of a dwelling, the provision of the highest available headline speed of broadband service to that dwelling from a site-wide network is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. The development thereafter shall be maintained in accordance with the approved strategy."

Submission:

- Hyperoptic Re: Part R Building Regulations Fibre to the Premises (FTTP)
- Statement: Strategy for 'Superfast Broadband' – BE/148/20/OUT (9th September 2023)

The application fee of £180 has been paid electronically via the Planning Portal (including the Planning Portal administration fee).

I trust you have all that you need to register the application, however if there is anything further that you require, please do not hesitate to contact me via email on [redacted]

Yours Sincerely,

Rachel Ballam
Planner
On behalf of Barratt David Wilson Homes