Arun District Council
Arun Civic Centre
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Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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Barratt David Wilson Homes South
Tollbar House
Tollbar Way
Hedge End
SO30 2UH

Date: 3rd April 2024

Please ask for: Jessica Riches
Tel: 01903 737852

Your Ref:
Our Ref: BE/2/24/DOC

Dear Miss Ballam,

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 BE/148/20/OUT relating to conditions 7-Construction Management Plan, 8-Construction Environmental Management Plan and 24-broadband speed.
Land North of Chalcraft Lane Bersted

Notification regarding the above application:

Condition Number 8

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.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

This condition relates to a Construction Management Plan for the Environment. Comments from the planning officer and ecologist have been largely addressed through an updated CEMP (V2), however further clarification is still required on the location of the fencing drawn Drawing 2 within the report as it

does not appear to be the 30m buffer stated within the CEMP.

However, the condition also requires the inclusion of a Soil Resources Plan which has been requested from the applicant, but no report has been forthcoming within the required timeframe.

Therefore the information provided is inadequate to address the condition requirements and is refused.

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

Yours sincerely



Neil Crowther
Group Head of Planning