

Hampshire Homes Group
Chatmohr Estate, Unit 8
Crawley Hill
West Wellow
Romsey
SO51 6AP

Date: 1st July 2021

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: BN/54/21/DOC

Dear Miss Wiltshire,

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 BN/50/20/PL relating to Condition Nos 5 - mitigation method statement, 6 - archaeology, 7 - piling risk assessment & method statement, 8 - Construction & Environmental Management Plan, 9 - foul drainage, 10 - surface water drainage, 11 - maintenance & management of surface water drainage, 13 - pre-commencement site meeting, 15 - odour assessment or evidence that livery has ceased, 16 - soil resource plan, 17 - landscaping, 18 - screen walls & fences, 19 - elevation details of 2 proposed communal bin stores and 20 - colour schedule of materials & finishes.

Land Rear Of 1 Northfields Cottages Fontwell Avenue Eastergate PO20 3RX

Notification regarding the above application:

Condition Number 8

No development shall take place, including any works of demolition, until a Construction & Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority (who shall consult with WSCC Highways, Portsmouth Water and the Councils Environmental Health Officers). Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details pertaining to the following matters:

- An indicative programme for carrying out of the works;
- Details of the arrangements for public engagement / consultation both prior to and continued liaison during the construction works;
- Measures to minimise the noise (including vibration) generated by the construction process to include 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 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,
- 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 including decorative displays and facilities for public viewing, where appropriate;
- All pollution mitigation measures to be adopted during the construction phase. This should include management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages;
- 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),
- Measures to control the emission of dust and dirt during construction; and
- A scheme for recycling / disposing of waste resulting from demolition and construction works.

Reason: In the interests of the safety/amenity of nearby residents & occupiers of any nearby noise sensitive premises, the safety & general amenities of the area and in the interests of highway safety in accordance with policies D DM1, QE SP1, QE DM1, QE DM2, ENV DM5, QE DM3, W SP1, W DM1 and T SP1 of the Arun Local Plan and the NPPF. This is required to be a pre-commencement condition because it is necessary to have the construction site set-up agreed prior to access by construction staff.

Decision:

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

This condition cannot be discharged at the time due to an unresolved objection from both Portsmouth Water (18/05/21) and the Councils Environmental Health Officers (21/05/21).

These responses were sent to you on 27/05/21 but the amendments to the Construction Management Plan recieved in response did not resolve the concerns (see also subsequent Portsmouth Water comments received 29/06/21). As such, you will need to make a new submission to discharge this condition.

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

Yours sincerely



Neil Crowther
Group Head of Planning