

JJR Designs
Suite 6a
Church House
94 Felpham Road
Felpham
PO22 7PG

Date: 21st January 2026

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: BR/220/25/DOC

Dear Mr Stefanski,

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 BR/238/22/PL relating to conditions 4-6
Construction and Environmental Management Plan and 6-Employment and Skills Plan.
The Hatters Inn 2-10 Queensway Bognor Regis PO21 1QT

Notification regarding the above application:

Condition Number 4

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 West Sussex County Council 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 as appropriate but not necessarily be restricted to the following matters:

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction (including details of any access by mobile cranes if required),
- 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),
- details of public engagement both prior to and during construction works,
- an indicative programme for carrying out of the works,
- 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),

- safety measures to protect the occupiers of affected buildings and the general public during the construction phase
- details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination,
- measures to control the emission of dust and dirt during construction,
- a scheme for recycling/disposing of waste resulting from demolition and construction works,
- pest Control.

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, QE DM3 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 site set-up agreed prior to access by construction staff.

Decision:

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

The submission comprising of the Construction and Environmental Management Plan (ref 1714 CEMP, dated 17/12/25) has been reviewed by the council's ecologist, by its environmental health officer and by WSCC Highways. The CEMP provides an acceptable scheme and satisfies the requirements of the condition. The condition is 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