

Hay Associates Limited
4100 Park Approach
Thorpe Park
Leeds
LS15 8GB

Date: 10th December 2025

Please ask for: Silvie Steiningerova
Tel: 01903 737702

Your Ref:

Our Ref: FP/180/25/DOC

Dear Mr Hay,

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 FP/32/25/S73 relating to conditions 3-colour schedule of materials and finishes, 11-non licenced Great Crested Newt method statement, 12-Construction Environmental Management Plan, 13-Landscape and Ecological Management Plan, 14-Biodiversity Enhancement Strategy, 17-landscape scheme and 18-Construction Management Plan (see FP/181/25/DOC for discharge of conditions 6-surface water drainage, 7-maintenance and management of surface water drainage and 23-sewerage network enforcement).

Land off Stanhorn Grove Felpham PO22 8FA

Notification regarding the above application:

Condition Number 12

Prior to commencement a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority.

The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning

Authority.

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species) and policies ENV DM5 of the Arun Local Plan and ESD9 of the Felpham Neighbourhood Plan. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

Decision:

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

The application has been reviewed by ADC Ecology officer, who recommends approval of Condition 12. This condition is fully discharged insofar as the submitted details relate, on the understanding that the Construction Environmental Management Plan (Biodiversity) will be adhered to and implemented throughout the construction period to protect priority species.

The approved document is:

- Construction Environmental Management Plan (Biodiversity) rev2 November 2025.

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