

Barton Willmore
26 Kings Hill Avenue
Kings Hill
West Malling
ME19 4AE

Date: 12th May 2022

Please ask for: Mr D Easton

Tel: 01903 737500 ex37361

Your Ref:

Our Ref: P/16/22/DOC

Dear Sir/Madam,

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 P/134/16/OUT relating to Condition Nos 4 - detailed scheme of phasing, 9 - Arboricultural Method Statement and Tree Protection Plan, 17 - Construction Management Plan and 28 - energy.

Land North of Sefter Road and 80 Rose Green Road Pagham

Notification regarding the above application:

Condition Number 17

Prior to the commencement of development, including any works of demolition, a Construction Management Plan shall be submitted for approval in writing by the Local Planning Authority. 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,
- full details of the construction compound,
- soil resources plan,
- dust mitigation measures,
- noise reduction measures,
- 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 effective 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.

Reason: In the interests of highway safety and the amenities of the area in accordance with Policy D DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because of the safety and amenity issues that need to be addressed.

Decision:

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

The application to discharge condition 17 is refused due to outstanding issues relating to highways impacts. In order to overcome these matters further information should be provided as part of the Construction Environmental Management Plan to address the following points:

1. Confirmation of how long it is intend for the existing access onto Sefter Road to be used for construction purposes.
2. Details of what visibility provision will be made here.
3. Confirmation in the CEMP that all necessary Chapter 8 Traffic Signs Manual (temporary construction) signage will be in-place throughout the build warning other highway users of the presence of construction accesses and associated activities.
4. A commitment included within the CEMP to undertake regular road sweeping (on the highway not just internally).
5. Specific reference to provision of out of hours contact details on site hoarding and in correspondence with neighbours and interested parties

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

Yours faithfully



Neil Crowther
Group Head of Planning