

Mrs Jane Carrington
Foreman Homes Ltd
Yarmouth House
1300 Parkway
Whiteley
PO15 7AX

Date: 12th June 2025

Please ask for: Jessica Riches

Tel: 01903 737852

Your Ref:

Our Ref: P/46/25/DOC

Dear Mrs Carrington,

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 reference P/140/16/OUT relating to condition number 4 - detailed scheme of phasing, condition number 5 - schedule of materials and finishes, condition number 17 - Construction Management Plan and condition number 24 - energy.

Land South of Summer Lane and West of Pagham 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 **APPROVE IN PART details reserved by condition**

WSCC Highways have reviewed the revised Construction Management Plan (CMP), and have no objections. ADC Environmental Health have also raised no objection to the contents of the application. The last application P/130/24/DOC was refused on the basis of:

- Reference was made to the hours of piling taking place from 7am, which would be unacceptable to existing residents.
- Clarification was sought on maximum height of stockpile, wheel washing facilities, removal of references to incorrect construction access, and further details of neighbour engagement. Road sign for the entrance of summer lane to ensure construction vehicles do not use this
- No attached appendix demonstrating the site set up plan, and in extracts within the CMP this appeared to be located within the RPA of several mature trees which would be unacceptable.
- No Soil Resources Plan.

These matters have all been addressed as part of this application and are found to provide sufficient detail in order to discharge the condition. The condition is therefore part discharged in so far as it relates to P/153/21/RES only and the approved CMP as follows:

- Construction Management Plan Revision C June 2025

Please note that in order to fully discharge the condition, a CMP for the construction of development approved under P/155/21/RES must be submitted.

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

Yours sincerely



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Neil Crowther
Group Head of Planning