

Pallant Homes Ltd
Peregrine House
Ford Lane
Ford
Arundel
BN18 0DF

Date: 26th January 2022

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/168/21/DOC

Dear Mr Van der Wee,

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 Y/121/19/PL relating to Condition Nos 6 - hedgerow mitigation, 9 - pre-commencement site meeting, 12 - foul drainage, 13 - Construction & Environmental Management Plan, 14 - contamination and 15 - bat method statement/mitigation strategy.

The Steddles North End Road Yapton BN18 0DT

Notification regarding the above application:

Condition Number 13

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:

- 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;
- 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, 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**

You have provided a Construction Environmental Management Plan (Rev B, 19/01/22) and this has been agreed by our Environmental Health Officer and Ecologist. Whilst WSCC Highways have not responded to the consultation it is not possible to refuse the discharge on the basis of no consultation response.

The document is considered to provide an acceptable scheme and satisfies the requirements of the condition. The condition is therefore 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



Neil Crowther
Group Head of Planning