

Jackson Planning Ltd
Fox Barn
Hatchet Hill
Lower Chute
Andover
SP11 9DU

Date: 4th March 2022

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/184/21/DOC

Dear Mrs Jackson,

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 W/4000394 (Y/103/18/PL) relating to Condition Nos 5 - Construction & Environmental Management Plan, 8 - surface water drainage, 9 - discharge flows to watercourses, 10 - maintenance & management of surface water drainage, 12 - monitoring regime, 13 - landscaping, 14 - materials & finishes, 15 - landscape management plan and 20 - external lighting.

10 Acre Field Grevatts Lane West Yapton Bognor

Notification regarding the above application:

Condition Number 5

No development other than site surveys shall be carried out 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;
- 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, including permitted times for deliveries;
- 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 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);
- measures to control the emission of dust and dirt during construction;
- Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination; and
- a scheme for recycling / disposing of waste resulting from demolition and construction works.

Decision:

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

You have provided a Construction & Environmental Management Plan (Rev 04, 09/02/22). Our Environmental Health officer and ecologist have both agreed the document. WSCC Highways have agreed in principle subject to a couple of additional requirements.

The condition is therefore fully discharged insofar as the submission of details relates but on the understanding that:

- the plan will be in force throughout the construction process;
- whilst there can be no objection to the use of the existing access onto Bilsham Road by construction traffic, such traffic should switch to the new access onto the A259 as soon as it has been completed as it provides a safer junction with compliant visibility splays;
- at this point the signing strategy should be updated to reflect the new construction traffic route; and
- the developer should enter into a Section 59 Agreement under the 1980 Highways Act, to cover any damage caused to Grevatts Lane West from the increase in extraordinary traffic that would result from construction vehicles. The Applicant is advised to contact the Highway Officer (01243 642105) in order to commence this process.

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

Yours sincerely



Neil Crowther
Group Head of Planning