

Pallant Homes
Peregrine House
Ford Lane
Arundel
BN18 0DF

Date: 26th May 2022

Please ask for: Obafemi Okusipe
Tel: 01903737645

Your Ref:

Our Ref: Y/37/22/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 ref Y/158/21/PL relating to Condition Nos 7 - mitigation method statement providing details of how existing hedgerows to be retained, protected & enhanced; 9 - decentralised & renewable or low carbon energy; 11 - foul drainage system; 12 - Construction & Environmental Management Plan; 13 - bat method statement/mitigation strategy; covered & secure cycle parking spaces; 22 - charging of electric vehicles and 25 - external lighting.

The Steddles North End Road Yapton BN18 0DT

Notification regarding the above application:

Condition Number 12

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 prior to and continued liaison during 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 timing of deliveries to avoid the Primary School drop-off/pick-up times
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors - such vehicles should not park on North End

Road,

- 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 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.

The Construction & Environmental Management Plan shall include reference measures to minimise disturbance to bats and other wildlife during construction including the briefing of site operatives, monitoring by an ecologist, either securing or providing a means of escape for all deep pits/trenches/holes present on the site at night-time and the checking of all excavations each morning for the presence of any mammals or other species.

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**

This application is supported by a Construction and Environmental Management Plan which provides details of health & safety; anticipated number, frequency, and types of vehicles used during Construction; a scheme for recycling/disposing of waste resulting from demolition and construction works; Site Waste Management Plans; Site Noise and Vibration Control Measures; Highway Condition Survey; Phased construction programme timetable and site set up plan; and Disturbance to Wildlife.

The Environmental Health Officer confirmed the Construction & Environmental Management Plan (dated 9th March 2022) broadly compliant with the requirements of the condition but noted the document does not include proposed times for deliveries and burning is prohibited on site.

The LPA is satisfied in principle and these details meet the Council's policy requirements. The condition is therefore discharged on the basis of the submitted details provided and compliance with the condition..

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

Yours sincerely



Neil Crowther
Group Head of Planning