Horsham District Council

Legal & General
Legal & General (Strategic Land North Horsham) Ltd
CALA House
The Causeway
Staines
TW18 3AX

Our ref:	DISC/24/0030
Your ref:	Mowbray Phase 2 CEMP & LILO C...
Email:	planning@horsham.gov.uk
Direct Line:	01403 215162
If Calling Please ask for:	Jason Hawkes
Date:	11th April 2024

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure England) Order 2015

Approval of details reserved by condition 9 (Phase 2) and 10 (Left in Left out junction only) to approved application DC/16/1677

Mowbray Development Site, Horsham, West Sussex

The Authority has considered your application, and I can confirm that the submitted information is acceptable pursuant to the following condition(s):

9. **Pre-Commencement Condition**: Prior to the commencement of development (other than the accesses hereby permitted) on any Phase of development a Construction Environment Management Plan covering that Phase shall be submitted to and approved by the Local Planning Authority. The Phase-Wide CEMP shall include, but not be limited to, the following details:
   a) the phased programme of demolition and construction works
   b) routing of vehicles to and from the site during construction
   c) erection and maintenance of security hoarding
   d) the provision of road sweepers, wheel washing facilities and the type, details of operation and location of other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
   e) details of public engagement both prior to and during construction works, including a named person to be appointed by the applicant to deal with complaints who shall be available on site and contact details made known to all relevant parties
   f) measures to reduce air pollution during construction including turning off vehicle engines when not in use, plant servicing and transport reduction,
   g) waste management including prohibiting burning of construction waste,
   h) measures to prevent the discharge of water or other substances to ground or surface waters without the prior written approval of the Environment Agency

   Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period of the relevant Phase.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of the surrounding environment and residents during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Date of approval - 11th April 2024

10. **Pre-Commencement Condition**: Prior to the commencement of each of the accesses hereby permitted, a detailed Construction Environment Management Plan document, specific to that access, shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details including, but not limited to:

a. the phased programme of demolition and construction works;
b. the anticipated number, frequency and types of vehicles used during construction,
c. the location of access, including details (location, construction, visibility splays) of any temporary accesses during construction
d. the routing of vehicles to and from the site during construction
e. the provision made for the parking of vehicles by contractors, site operatives and visitors during construction,
f. the loading and unloading of plant, materials and waste associated with construction,
g. the storage of plant and materials used in construction of the development,
h. the erection and maintenance of security hoarding,
i. the location of any site operatives compounds including huts/cabins/offices,
j. the provision of road sweepers, wheel washing facilities and the type, details of operation and location of other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
k. details of public engagement both prior to and during construction works, including a named person to be appointed by the applicant to deal with complaints who shall be available on site and contact details made known to all relevant parties,
l. measures to control the emission of dust and dirt during construction, to include where relevant sheeting of loads, covering and dampening down stockpiles and restriction of vehicle speeds on haul roads. A dust management plan must form part of the CEMP which includes routine dust monitoring at the site boundaries with actions to be taken when conducting dust generating activities if weather conditions are adverse
m. measures to control the emission of noise during construction, including hours of noisy works
n. details of all proposed external lighting to be used during construction and measures used to limit the disturbance of any lighting required. Lighting shall be used only for security and safety,
o. appropriate storage of fuel and chemicals, in bunded tanks or suitably paved areas,
p. measures to reduce air pollution during construction including turning off vehicle engines when not in use, plant servicing and transport reduction,
q. waste management including prohibiting burning of construction waste,
r. measures to prevent the discharge of water or other substances to ground or surface waters without the prior written approval of the Environment Agency,
s. measures to be taken in the event of emergency spillages.

Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period of the accesses hereby permitted.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of the surrounding environment and residents during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

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The development shall be implemented in accordance with the approved plans and details listed in the schedule below.

Schedule of plans/documents:

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Construction Environmental Management Plan		06.03.2024
Supporting Statement	Cover letter		06.03.2024

This letter constitutes a legal document which should be regarded as an addendum to the original planning application.

If you have any queries or require further information, please do not hesitate to contact the Case Officer.

Yours faithfully



Emma Parkes
Head of Development and Building Control