Horsham District Council

Mr James Fitz- Costa
Churchill Retirement Living
Churchill House
6 Chertsey Rd
Byfleet
Surrey
KT14 7AG

Our ref:	DISC/24/0036
Your ref:	Southwater - Condition 3 - Ce.
Email:	planning@horsham.gov.uk
Direct Line:	
If Calling Please ask for:	Stephanie Bryant
Date:	13th June 2024

Dear Sir/Madam,

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

Application for Approval of Details Reserved by Condition 3 to approved application DC/22/0096

Roundstone Park, Worthing Road, Southwater, West Sussex

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

3. **Pre-Commencement Condition**: No development, including any works of demolition, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following relevant measures:
   - i. An introduction consisting of a description of the construction programme, definitions and abbreviations and project description and location;
   - ii. Details of how residents will be advised of site management contact details and responsibilities;
   - iii. Detailed site logistics arrangements (to include details shown on a plan), including location of site compounds, location for the loading and unloading of plant and materials, site offices (including height and scale), and storage of plant and materials (including any stripped topsoil);
   - iv. Details regarding parking or site operatives and visitors, deliveries, and storage (to include details shown on a plan);
   - v. The method of access to and from the construction site;
   - vi. The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc;
   - vii. Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination;
   - viii. Locations and details for the provision of wheel washing facilities and dust suppression facilities (to include details shown on a plan).
   - ix. Details of measures to reduce impacts on biodiversity features.

   The demolition and construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

Date of approval - 13th June 2024

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
Plans	Site set up plan	CRL : 20083SW : 202	29.05.2024
Supporting Statement	Construction Environment Management Plan Rev A	REV A	29.05.2024
Plans	Soft landscaping plan	JBA21420-01	29.05.2024

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