Horsham District Council

Mr Steve Mudie
Highwood Construction Ltd
The Hay Barn
Upper Ashfield Farm
Hoe Lane
Romsey
Hampshire
SO52 9BH

Our ref:	DISC/24/0282
Your ref:	Storrington RH20 4AG - (4) CEMP & (8) AMS
Email:	planning@horsham.gov.uk
Direct Line:	01403 215187
If Calling Please ask for:	Matthew Porter
Date:	23rd January 2025

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 4 (Construction and Environmental Management Plan) and 8 (Tree Protection Plan and related Arboricultural Method Statement) to approved application DC/23/0701 (Demolition of buildings/structures. Erection of 60-bed care home and 8 No. age restricted bungalows with associated access).

Old Clayton Boarding Kennels Storrington Road Washington West Sussex

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

4. **Pre-Commencement Condition**: No development shall take place, including any works of demolition, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period unless otherwise agreed to and approved in writing by the Local Planning Authority. The CEMP shall provide details as appropriate but not necessarily be restricted to the following matters:

o An introduction consisting of construction environmental management plan, definitions and abbreviations and project description and location;
o A description of management responsibilities;
o A description of the construction programme which identifies activities likely to cause high levels of noise or dust, including vibration from any groundworks;
o Site working hours and a named person for residents to contact;
o the anticipated number, frequency and types of vehicles used during construction,
o method of access and routing of vehicles during construction;
o Detailed Site logistics arrangements;
o 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, if required);

o A site compound plan and details regarding parking of vehicles by site operatives and visitors, deliveries and the loading and unloading of plant, materials and waste, and storage of plant and materials used in construction of the development;
o Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;
o Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
o Details of public engagement both prior to and during construction works and communication procedures with the local community regarding key construction issues - newsletters, fliers etc;
o Details of traffic construction routing to and from the site 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), details of public engagement both prior to and during construction work;
o the erection and maintenance of security hoarding

The 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 existing neighbouring dwellings, wildlife and biodiversity, and highway safety during construction in accordance with Policies 24, 31, 33 and 40 of the Horsham District Planning Framework (2015) and Policy 15 of Storrington and Sullington and Washington Neighbourhood Plan, and to conserve Protected and Priority species and allow the LPA to discharge its duties under the UK Habitats Regulations 2017, and the Wildlife & Countryside Act 1981.

Date of approval - 23rd January 2025

8. **Pre-Commencement Condition**: No development shall commence, including demolition pursuant to the permission granted, ground clearance, or bringing equipment, machinery or materials onto the site, until the following preliminaries have been completed in the sequence set out below and submitted in an updated detailed, scaled Tree Protection Plan and related Arboricultural Method Statement, which shall include details of the pre-start meeting, Arboricultural supervision and monitoring:

   i. All trees on the site shown for retention on approved drawings as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
   ii. Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
   iii. Areas so fenced off shall be treated as zones of prohibited access and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone. Any trees or hedges on the site which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

   Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site and as part of future landscape mitigation in

accordance with Policies 25 and 33 of the Horsham District Planning Framework (2015) and Policies 14 and 15 of Storrington and Sullington and Washington Neighbourhood Plan (2019).

Date of approval - 23rd January 2025

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 Docs	CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN Version 5 - Jan 2025 by Highwood Construction STORRINGTON WASHINGTON RH20 4AG		07.11.2024
Supporting Docs	Arboricultural Method Statement Discharge of Condition 8 (Ref DC/23/0701) by James Fuller Ref: October 2024 JFA0285 V3		07.11.2024

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