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5th March 2024

Dear Jason

RE: MOWBRAY, HORSHAM, WEST SUSSEX DISCHARGE OF CONDITION 9 & 10 (CEMP) OF OUTLINE PLANNING PERMISSION DC/16/1677 PURSUANT TO PHASE 2 AND THE LILO ACCESS WORKS PLANING PORTAL REF. PP-12863065

Please find enclosed an application to discharge condition 8 and 9 (CEMP's) of planning permission DC/16/1677 pursuant to Phase 2 of the development and the sports pitch and employment access (known as the LILO) at Mowbray, West Horsham.

Background

Outline Planning Permission (OPP) was granted at Mowbray (Formerly North Horsham) on the 1st March 2018 for:

> *Outline planning application with all matters reserved except access for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m2), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure*

Further to approval of the OPP, an application pursuant to S96A of the Town and Country Planning Act 1990 (as amended), seeking a number of non-material changes to the wording of conditions, was submitted to the Council on 7 May 2019 (reference DC/19/0984; 'the S96A Application').

The changes sought through the S96A Application include amendment to Condition 9 (Phase CEMP) to make clear that it can be discharged in relation to part of a Phase if necessary.

The S96A Application was approved on 13 June 2019. The changes agreed to Condition 9 are reflected in the wording below:

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We are authorised and regulated by the Financial Conduct Authority.

9. Prior to the commencement of development (other than the accesses hereby permitted) on any Phase of development or part thereof a Construction Environment Management Plan covering that Phase or part thereof 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.

Condition 10 (Access CEMP) requires the following:

10. 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.

The CEMP submitted with this application is structured in a way whereby the main body of the report covers off the elements in relation to the whole of Phase 2 (condition 9) and then separate workstreams are included as appendices for specific accesses, in this case the LILO (condition 10). This latest CEMP closely aligns with the approved CEMP for Phase 1, and therefore should be acceptable.

The following are submitted pursuant to this condition:

- Phase 2 CEMP (with Appendix B containing details of the LILO works)

I trust the enclosed is sufficient to discharge this condition and I look forward to receiving confirmation in due course.

Thank you

Your Sincerely

Tom Davies MRTPI
Planning Manager
Legal & General Strategic Land and Major Projects