



SUSSEX BUILDING CONSULTANCY LIMITED

3 NORTHCOTE ROAD, BOGNOR REGIS. PO21 5LZ

FAO Mr A Cotton
Development Control
Arun District Council
Maltravers Road
LITTLEHAMPTON
BN17 5LF.

05 February 2025

Dear Mr Cotton,

Ref Construction of 5 no. dwellings, landscaping and associated works (Resubmission of AL/103/23/PL). – Land to rear of Karenza, Hook Lane, Aldingbourne. – Discharge of Conditions Application for LPA Ref. AL/154/23/PL, Planning Appeal Ref. APP/C3810/W/23/3335883.

I refer to the above mentioned development and the planning approval on appeal dated 13 November 2024.

There were a number of conditions imposed, some of which require formal discharge, namely:-

1. Start within 3 years.
2. List of plans permission is based upon.
3. Construction Management Plan to be submitted.
4. Tree protection measures to be put in place.
5. Surface water drainage scheme to be submitted.
6. Ecology report recommendations to be implemented.
7. Archeological survey and report to be submitted.
8. Schedule of materials and finishes to be submitted.
9. Low energy measures details to be submitted.
10. Ecological enhancements to be implemented.
11. No external lighting to be installed without permission.
12. Alterations to the Autumn Gate carriageway to be carried out.
13. Any contamination is found to be reported to the LPA with remediation measures undertaken by agreement.
14. Planting to be undertaken in accordance with the approved detail.

Those highlighted in ~~RED~~ (No.'s 3, 5, 8, and 9) are to be the subject of this DOC application. Note Condition No. 7 to be dealt with via a separate DOC application by the specialist.

Condition No. 3

No development, other than site clearance, shall take place until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. This shall include details of the following:

- i) Anticipated vehicle numbers, types and frequencies;*
- ii) Access and routing of vehicles during construction;*
- iii) Parking, loading and unloading areas, and areas of storage of materials;*
- iv) Erection and maintenance of security hoarding;*
- v) Wheel washing facilities and other means to mitigate the impact on the public highway;*
- vi) Details of public engagement, and hours of work.*

A Construction Management Plan is attached with this submission.

Condition No. 5

No development shall commence, other than works of survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to, and approved in writing by the local planning authority. The details submitted shall demonstrate consideration of the hierarchy of preference for drainage disposal set out in associated guidance. The proposal should be supported by winter groundwater monitoring to establish highest annual ground water levels and winter percolation testing to support any infiltration drainage, and details of the maintenance and management of the proposed system. The development shall be carried out and maintained in accordance with the approved details.

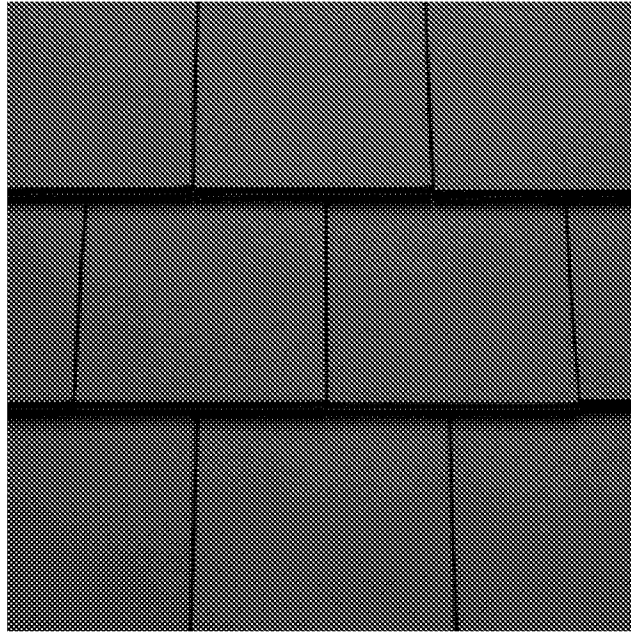
A surface water drainage report is included with this submission.

Condition No. 8

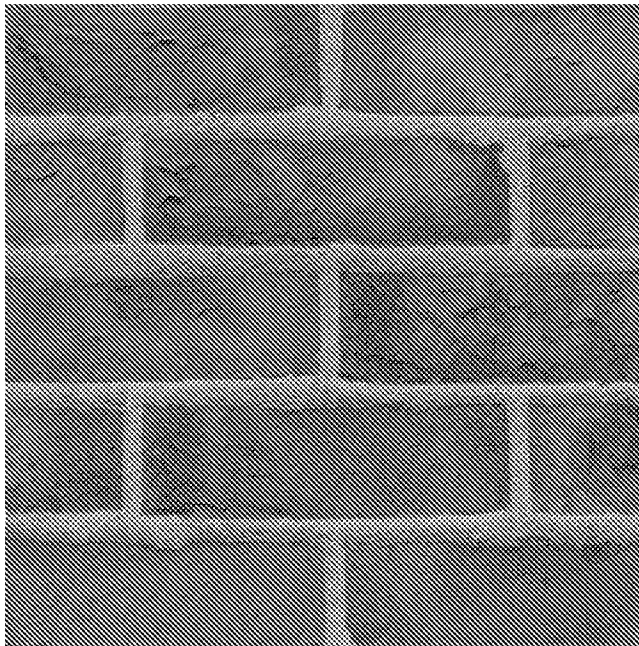
Prior to the commencement of development above any damp proof course, details of the external materials and finishes of the buildings shall be submitted to, and approved in writing by, the local planning authority. The development shall be carried out only in accordance with the approved details.

Materials proposed with the development are as follows:-

Roof tiles – Sandtoft Cassius Interlocking Clay Roof Tile - Antique Slate– see below;-



Brickwork – Wienerberger Casandra Multi Face, see below;-



Tile hanging – Redland Concrete Plain Roof Tile - Antique Red



Samples of the brick and tiles will accompany this application to be delivered separately if and when requested.

Condition No. 9

Prior to commencement of development above the damp proof course, details of how at least 10% of the energy supply for the development shall be secured from decentralised and renewable or low carbon energy sources, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

To show compliance with the Building Regulations, the applicant will be fitting Solar Photovoltaic panels to the roofs of the new dwellings.

The table shown below indicates the standard of thermal insulation to the new properties, means of ventilation and the proposed heating systems to be installed.

SPECIFICATION OPTION 1 : GAS + SOLAR PV		
External Walls	U=0.18W/m²K	Example : 300mm wide cavity wall with 90mm Celotex ThermaClass 21 cavity insulation
Party Walls	U=0.00W/m²K	Example : 275mm cavity wall with 75mm acoustic mineral wool in cavity
Floors	U=0.13W/m²K	Example : 140mm PIR insulation (concrete floor)
Roofs	U=0.11W/m²K	Example : 400mm mineral wool insulation quilt
Windows/Doors	U=1.30W/m²K	This can vary 1.20-1.40 (depending upon amount of glazing)
Air Permeability	5m³/h/m²	
Heating	Gas Boiler	92% efficiency as defined in ErP (zoned heating controls + delayed start thermostats)
Ventilation	Natural	Background + intermittent extract fans (Part F)
Lighting	Low Energy	LED or CFL (or similar), minimum luminous efficacy of 75 light source lumens/circuit-watt
WWHR	May be required	Wastewater heat recovery (showers)
Solar PV	Required	Houses = Footprint (m²) x 40% / 6.5 Flats = Floor Area of Flat (m²) x 40% / (6.5 x No of Stories in Block)



Company No.4720530

Registered in England

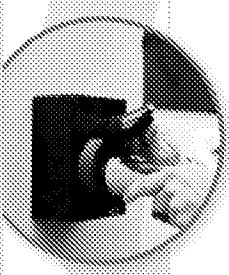
Electric car charging points will provide to all new properties, they will be sited towards the front of each unit within reach of the allocated parking spaces as shown on the site plan.



Figure – Proposed site plan showing EV charging points.



EO Charging offers the world's smallest smart home charger designed for the energy conscious EV driver.





eo

EO Mini Pro

- Available with charging speeds of 3.3kW or 7.4kW
- Smartphone app controlled, interneting, free Wi-Fi
- IP65 encapsulated 5 litre stainless steel - can be fitted internally or externally
- Made in Great Britain
- Available with a covered type 2 or type 1 lead or outdoor socket*
- Available in Black, silver, white or blue
- Dimensions: 175mm x 450mm x 100mm

*For and with, cables and type 2 or type 1 charging cables available to purchase separately

T: 0330 666 0100 E: info@eo-charging.org.uk www.framecarcharging.org.uk

100% low energy lighting will be installed to all rooms and external parts of the buildings.

The properties are designed to meet the latest standards as set out within the Building Regulations – a copy of the SAP design and calculations will be forwarded if requested.

I hope that this detail is self-explanatory, and I look forward to receiving confirmation of the acceptance of the proposals, however, should you wish to discuss any matter then please do not hesitate to contact me.

Yours sincerely,

Chris Moore BSc (Hons), C.Build E MCABE

cc Randmere Limited.