



Dear Mr Roberts and Mr Eastham,

RE: Confirmation of Compliance with Pre-Commencement Conditions pursuant to A/51/14/OUT and A/38/18/RES at Manor Nursery, High Street, Angmering, BN16 4AW

We are contacting you on behalf of **Roffey Homes** with regards to Land at Manor Nursery, High Street, Angmering, BN16 4AW.

As you will be aware, the site previously received Outline Consent under reference A/51/14/OUT on 20 March 2015 for the 'De

ABUN DISTRICT COUNCIL A/105/21/CLP

Directors

Chris Barker MATP MRTPI Managing Director
Huw James MRTPI
Adam King RIBA

ECE Planning Limited
Registered in England
No 7644833
VAT No 122 2391 54
Registered Office: Amelia House
Crescent Road, Worthing BN11 1QR

ECE Planning

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director
Encs.

Appendix A – ECE Planning’s Conditions Audit Tracker

PLANNING CONDITION TRACKER

Project Reference: P1456i
 Project Address: Manor Nursery Angmering
 Tracker Rev: 5
 Tracker Date: 03.02.2021

Conditions to be discharged prior to commencement of
 Conditions to be discharged prior to occupation
 Submitted but not yet discharged
 Condition discharged
 Condition requires compliance only
 Reserved Matters Application



Outline Application Conditions - Reference A/51/14/OUT - Approved 20 March 2015

No.	Condition Summary	Information Required	Discharge Deadline	Condition Reference no.	Condition Status	Action	Submission Date	Target Determination Date	Discharge Date	Notes/Requirements for submission
1	Reserved Matters	The permission hereby granted is an outline permission under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:- (a) Layout; (b) Scale; (c) Appearance; (d) Landscaping.	Within 3 years (Expiry Date is 20th March 2018)							RM Application Submitted
2	Time Limit	The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.	Compliance Only							Shall be begun before 1st December 2020.
3	Approved Plans	The development hereby approved shall be carried out in accordance with the following approved plans: Site Location Plan S101 A Illustrative Site Layout 13114/P101A (June 2014) Trees and Vegetation to be Retained and Removed Rev A June 2014 Proposed Highway Improvement Works 14033/01 Rev. C	Compliance Only							
4	Materials	No development shall be carried out unless, and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority. A 'statement of detail' shall be submitted setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The materials and 'statement of details' so approved shall be used in the construction of the buildings.	Commencement	PP-08757158	Discharged		10.06.2020	05.08.2020	10.07.2020	
5	Trees	(a) Prior to the commencement of development or other operations being undertaken on site a scheme for the protection of the retained trees produced in accordance with BS5837:2012 (Trees in relation to design, demolition and construction: Recommendations), which provides for the retention and protection of trees, shrubs and hedges to be retained on or adjacent to the site, including trees which are the subject of a Tree Preservation Order currently in force, shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved protection scheme. (b) No operations shall be undertaken on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place. (c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme. (d) Protective fencing shall be retained intact for the full duration of the development hereby approved and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.	Commencement	PP-08757158	Discharged		10.06.2020	05.08.2020	12.08.2020	
6	Surface Water Drainage	No part of the development shall be first occupied until provision has been made within the site in accordance with plans and details to be submitted to and approved by the Local Planning Authority to prevent surface water draining onto the public highway.	Occupation	PP-09123895	Discharged		05.10.2020		03.02.2021	

No.	Condition Summary	Information Required	Discharge Deadline	Condition Reference no.	Condition Status	Action	Submission Date	Target Determination Date	Discharge Date	Notes/Requirements for submission
7	Car Parking Spaces	No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.	Occupation	PP-08757158	Discharged		10.06.2020	05.08.2020	31.07.2020	
8	Garage Use	The garage buildings shall be used only as private domestic garages for the parking of vehicles incidental to the use of the properties as dwellings and for no other purposes.	Compliance Only							
9	Roads, Footways and Parking Area Surfaces	No part of the development shall be first occupied until the roads, footways, and casual parking areas serving the development have been constructed, surfaced and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority.	Occupation	PP-08757158	Discharged		10.06.2020	05.08.2020	31.07.2020	
10	Construction Management Plan	No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters: - the anticipated number, frequency and types of vehicles used during construction; - the method of access and routing of vehicles during construction; - the parking of vehicles by site operatives and visitors; - the loading and unloading of plant, materials and waste; - the storage of plant and materials used in construction of the development; - the erection and maintenance of security hoarding; - 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 works; - building, engineering and other operations to be carried out only between the hours of 0800 and 1800 Monday to Friday, 0800 to 1300 Saturdays and shall not be carried out at any time on Sundays or Public Holidays;	Commencement	PP-08757158	Discharged		10.06.2020	05.08.2020	07.08.2020	
11	Travel Plan	No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.	Occupation	PP-08757158	Discharged		10.06.2020	05.08.2020	04.08.2020	
12	Archaeological Mitigation Strategy	Development shall not commence until a programme of archaeological work has been implemented in accordance with a written Archaeological Mitigation Strategy document to be submitted to and approved by the Local Planning Authority. The Mitigation Strategy shall include commitments to: - carry out on site archaeological investigation in accordance with an agreed project design; - preserve in situ and intact non-designated archaeological heritage assets that are demonstrably of equivalent significance to scheduled monuments (with reference to Historic Environment guidance in Paragraphs 132, 133 and 139 of the National Planning Policy Framework (March 2012)); - fully investigate, record, analyse and report, to a specification to be submitted to and approved by the Local Planning Authority, and to a standard proportionate to their significance, archaeological heritage assets that unavoidably will be affected adversely by development-related ground excavations; - prepare and implement satisfactory procedures to communicate the findings of archaeological investigation to the local community.	Commencement	PP-08757158	Discharged		10.06.2020	05.08.2020	16.07.2020	
13	Ecology	No development or preparatory works to be undertaken until an ecological mitigation report, as outlined in section 7 of the supporting Ecological Survey, Proposed Mitigation, Compensation & Ecological Enhancements (November 2013), has been submitted to and approved by the Local Planning Authority; mitigation shall be implemented in accordance with the approved details and timing of the works, unless otherwise approved in writing by the local planning authority.	Commencement	PP-08757158	Discharged		10.06.2020	05.08.2020	10.07.2020	

No.	Condition Summary	Information Required	Discharge Deadline	Condition Reference no.	Condition Status	Action	Submission Date	Target Determination Date	Discharge Date	Notes/Requirements for submission
14	Broadband	Prior to the commencement of development, a strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall take into account the timetable for the delivery of "superfast broadband" (defined as having a headline access speed of 24Mb or more) in the vicinity of the site (to the extent that such information is available). The strategy shall seek to ensure that upon occupation of a dwelling, the provision of the highest available headline speed of broadband service to that dwelling from a site-wide network is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.	Commencement	PP-08757158	Discharged		10.06.2020	05.08.2020	10.07.2021	
15	Reserved Matters - Landscaping Details	The landscape details referred to in Condition 1 shall include details of all existing trees and hedgerows on the land indicating which are to be retained and which removed. Development shall be carried out in accordance with the approved details. No hedge or tree shall be felled, uprooted or otherwise removed before, during or after the construction period except where removal is indicated on a plan approved by the local planning authority.	To be included within Reserved Matters Application							Arb Impact Assessment and Tree Constraints Plans submitted with RM Application
16	Reserved Matters - Landscaping Details	The landscape details referred to in Condition 1 shall include full details of the position, design, materials, height and type of boundary treatment to be provided. The boundary treatment shall be provided to each dwelling before the dwelling is occupied or in accordance with the approved phasing plan. Development shall be carried out in accordance with the approved details.	To be included within Reserved Matters Application							Landscape Plans and details Submitted. No specifics relating to boundary treatments provided
17	Reserved Matters - Landscaping Details	The landscape details referred to in Condition 1 shall include a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas other than privately owned domestic gardens. The landscape management plan shall be implemented in accordance with the approved details.	To be included within Reserved Matters Application							All submitted with RM Application.
18	Reserved Matters - Energy Sources Details	At least 10% of the energy supply of the development shall be secured from decentralised and renewable or low-carbon energy sources. Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the local planning authority (as a part of the reserved matters submissions required by condition 1). The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter, unless otherwise agreed in writing by the local planning authority	To be included within Reserved Matters Application							Thermenergy' Energy Statement and PV Panels Site Layout submitted with RM Application. Timetables will depend on building programme
19	Foul Water Sewerage	Construction of the development shall not commence until details of the proposed means of foul water sewerage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water. No dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.	Commencement	PP-08757158	Discharged		10.06.2020	05.08.2020	06.08.2020	
20	Southern Water	The developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect the public water supply main.	Commencement	PP-08757158	Discharged		10.06.2020	05.08.2020	18.08.2020	
21	Surface Water Drainage	Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.	Commencement	PP-09123895	Discharged		05.10.2020		03.02.2021	
22	SUDS	Development shall not commence until full details of the maintenance and management of the SUDs system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturers recommended design life. Upon completed construction of the SuDs System, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.	Commencement	PP-09123895	Discharged		05.10.2020		03.02.2021	
23	Refuse and Recycling	No dwelling shall be occupied until refuse and recycling bins have been provided and space has been laid out for the storage in relation to that dwelling in accordance with details that shall have been submitted to and approved in writing by the local planning authority. Thereafter these areas shall not be used for any purpose other than the storage of refuse and recycling bins	Occupation	PP-08757158	Discharged		10.06.2020	05.08.2020	10.07.2020	

No.	Condition Summary	Information Required	Discharge Deadline	Condition Reference no.	Condition Status	Action	Submission Date	Target Determination Date	Discharge Date	Notes/Requirements for submission
24	Contamination	Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority: 1. A preliminary risk assessment which has identified: - all previous uses - potential contaminants associated with those uses - conceptual model of the site indicating sources, pathways and receptors - potentially unacceptable risks arising from contamination at the site. 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. 3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.	Commencement	PP-08757158	Discharged		10.06.2020	05.08.2020	05.08.2020	
		4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.	Occupation							To be submitted alongside Condition 26
25	Contamination	If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.	Compliance Only							
26	Verification Report	Prior to the first occupation of any dwelling, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.	Occupation							To be submitted alongside Condition 24(4).
27	Reserved Matters	The details referred to in condition 1 shall include details of the materials/external surfaces of the buildings, surfaces for roads/footpaths, earth remodelling, means of enclosure and the parking of vehicles. Development shall be carried out in accordance with the approved details unless otherwise agreed with the local planning authority.	To be included within Reserved Matters Application							Materials details provided on RM plans and D&A Statement but final samples and materials schedule will be needed.
28		Garages provided on the site shall measure a minimum of 6m x 3m internally	Compliance Only							
29	Pedestrian, Cycling and Vehicular Linkages	No development shall take place until details of the following works have been submitted to and been approved in writing by the Local Planning Authority: 1) Detail of measures taken to provide pedestrian and cycle linkages between the application site and the proposed development A/82/12/. 2) Measures to restrict vehicular access between the site and the development proposed in application A/82/12 to emergency vehicles only. The dwellings hereby permitted shall not be occupied until these works have been completed in accordance with the approved details.	Commencement	PP-08757158	Discharged		10.06.2020	05.08.2020	31.07.2020	
30	Materials	No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for the Off Site Highway Works as shown on approved plan "Proposed Highway Improvement Works 14033/01 Rev C" have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the highway works.	Commencement	PP-08757158	Discharged		10.06.2020	05.08.2020	04.08.2020	

No.	Condition Summary	Information Required	Discharge Deadline	Condition Reference no.	Condition Status	Action	Submission Date	Target Determination Date	Discharge Date	Notes/Requirements for submission
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Reserved Matters Application Conditions - Reference A/38/18/RES - Approved 13 December 2018										
No.	Condition Summary	Information Required	Discharge Deadline	Condition Reference no.	Condition Status	Action	Submission Date	Determination Date	Discharge Date	Notes/Requirements for submission
1	Approved Plans	The development hereby approved shall be carried out in accordance with the approved drawings and submitted material.	Other							
2	Removal of PD	Notwithstanding the provisions of Class A, A.1, (g) within Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no rear extensions to the dwelling houses shall be erected within the curtilage of the dwellings hereby permitted unless planning permission is first granted by the Local Planning Authority on an application in that behalf.	Other							
3	Noise Mitigation	Prior to the commencement of development, a noise mitigation scheme shall be submitted for approval to the LPA. The noise mitigation scheme shall include details relating to acoustic barriers for properties (on Plots 5, 6 and 24) facing the A280, and the facade treatment of all houses facing onto the A280. The approved noise mitigation shall be implemented in accordance with the details submitted.	Commencement	PP-08756974	Discharged		10.06.2020	05.08.2020	04.08.2020	
4	External Lighting	External lighting in association with the development shall comply with institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obstrusive Light Limitations for Exterior Lighting Installations for Zone E2 - Rural.	Other							
5	Electric Vehicle Charging	Prior to the commencement of development, an Electric Vehicle Charging Strategy will be prepared and submitted to the LPA which identifies the nature, form and location of electric charging infrastructure to be provided across the development. The electric vehicle strategy shall then be implemented in accordance with the approved details.	Commencement	A/135/20/DOC	Discharged		25.08.2020	21.10.2020	29.09.2020	
6	SAP Calculations	Prior to the commencement of development, the detailed Standard Assessment Procedure (SAP) calculations should be submitted (once detailed construction design has been undertaken) together with timetable for how the 10% decentralised energy will be achieved, for approval in writing by the LPA. The solar PV panels on the south facing roof slopes of Plots 1-11, 13-16, 27, 28 and 31 shall be implemented prior to the occupation of these dwellings and be retained as operational thereafter, unless otherwise agreed in writing by the LPA.	Commencement	PP-08756974	Discharged		10.06.2020	05.08.2020	16.07.2020	

Appendix B – Condition Discharge Notices Pursuant to A/51/14/OUT

ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 10th July 2020

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/86/20/DOC

Dear Mr Barker,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref A/51/14/OUT relating to Condition Nos 4 - materials & finishes, 5 - retained trees, 6 - surface water drainage, 7 - car parking 9 - roads, footways & casual parking areas, 10 - Construction Management Plan, 11 - Travel Plan, 12 - archaeological, 13 - ecology, 14 - broadband, 19 - foul water sewerage disposal, 20 - public water supply, 21 - surface water drainage, 22 - SuDs, 23 - refuse & recycling bins, 24 - contamination, 29 - pedestrian & cycle linkages & vehicular access and 30 - materials & finishes

Manor Nursery High Street Angmering BN16 4AW

Notification regarding the above application:

Condition Number 4

No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority. A 'statement of detail' shall be submitted setting out details of proposed windows and doors, details of the depth of recess/reveal from the brickwork, sills and lintels, brick bonding, brick detailing, eaves detailing and rainwater goods. The materials and 'statement of details' so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in details in the interests of amenity by endeavouring to achieve buildings of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 4 imposed on the outline planning permission A/51/14/OUT: relating to a schedule of materials and finishes and samples together with a 'statement of detail' is approved and the condition is hereby discharged.

- Drawing No. ECE-00-00-XX-A-001 Rev. P5 - Site Layout Plan.
- Drawing No. DO.03 Rev. A - Schedule of Materials.
- Drawing No. DO.04 - Schedule of Materials Images.
- Statement of Detail (Job Ref. 6345 Doc. Ref. DO.05).
- Drawing No. ECE-00-ZZ-DT-A-3101 - Window Details Sheet 1.
- Drawing No. ECE-00-ZZ-DT-A-3102 - Window Details Sheet 2.
- Drawing No. ECE-00-ZZ-DT-A-3103 - Door Details Sheet 1.
- Drawing No. ECE-00-ZZ-DT-A-3104 Rev.A - Door Details Sheet 2.
- Drawing No. ECE-00-ZZ-DT-A-3105 - Door Details Sheet 3.
- Drawing No. ECE-00-ZZ-DT-A-3106 Rev.A - Eaves Detail Sheet 1
- Drawing No. ECE-00-ZZ-DT-A-3107 - Eaves Detail Sheet 2.

House Type A (Plots 1, 2, 3, 4, 5, 6)

Walls:

- Front: Mixed course flint blocks / Barton Light Multi Brick Features;
- Side and rear: Freshfield Lane First Quality Multi Brick / Barton Light Multi Feature Brick.

Roofs:

- Sandtoft 20/20 Plain Tile (natural red).

House Type B (Plots 7, 8, 9, 10)

Walls:

- Front: White painted brickwork;
- Side and rear: Freshfield Lane First Quality Multi Brick / Barton Light Multi Feature Brick.

Roofs:

- Siga 56s Slate.

House Type C1 (Plots 18, 19, 20, 21)

Walls:

- Front: Mixed course flint blocks / Barton Light Multi Brick Features;
- Side and rear: Freshfield Lane First Quality Multi Brick / Barton Light Multi Feature Brick.

Roofs:

- Sandtoft 20/20 Plain Tile (natural red).

House Type C2 (Plots 22, 23)

Walls:

- Front: White painted brickwork;
- Side and rear: Freshfield Lane First Quality Multi Brick with Barton Light Multi Brick Feature.

Roofs:

- Siga 56s Slate.

House Type D1 (Plots 26, 29, 30, 32)

Walls:

- Freshfield Lane First Quality Multi Brick / Barton Light Multi Feature Brick.

Roofs:

- Sandtoft 20/20 Plain Tile (natural red).

House Type D2 (Plots 24, 25)

Walls:

- Front: White painted brickwork;
- Side and rear: Freshfield Lane First Quality Multi Brick.

Roofs:

- Sandtoft 20/20 Plain Tile (natural red).

House Type E (Plots 11, 27, 28, 31)

Walls:

- Freshfield Lane First Quality Multi Brick / Barton Light Multi Feature Brick.

Roofs:

- Siga 56s Slate.

House Type F (Plots 12, 17)

Walls:

- Gable: White painted brickwork;
- Side and rear: Freshfield Lane First Quality Multi Brick.

Roofs:

- Sandtoft 20/20 Plain Tile (natural red).

House Type G1 (Plot 16)

Walls:

- Gable: White painted brickwork;
- Side and rear: Freshfield Lane First Quality Multi Brick.

Roofs:

- Sandtoft 20/20 Plain Tile (natural red).

House Type G2 (Plot 13)

Walls:

- Gable: White painted brickwork;
- Side and rear: Freshfield Lane First Quality Multi Brick.

Roofs:

- Sandtoft 20/20 Plain Tile (natural red).

House Type H (Plot 14, 15)

Walls:

- Freshfield Lane First Quality Multi Brick and Cedral Lap weatherboarding C50.

Roofs:

- Sandtoft 20/20 Plain Tile (natural red).

FRONT DOORS

- White composite front doors set IG D78 Door with timber frame.

WINDOWS / DOORS

- White uPVC windows / doors.

RAINWATER GOODS

- Black uPVC rainwater goods and white soffits, black fascias (and barge boards).

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning

ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 12th August 2020

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/86/20/DOC

Dear Mr Barker,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref A/51/14/OUT relating to Condition Nos 4 - materials & finishes, 5 - retained trees, 6 - surface water drainage, 7 - car parking 9 - roads, footways & casual parking areas, 10 - Construction Management Plan, 11 - Travel Plan, 12 - archaeological, 13 - ecology, 14 - broadband, 19 - foul water sewerage disposal, 20 - public water supply, 21 - surface water drainage, 22 - SuDs, 23 - refuse & recycling bins, 24 - contamination, 29 - pedestrian & cycle linkages & vehicular access and 30 - materials & finishes

Manor Nursery High Street Angmering BN16 4AW

Notification regarding the above application:

Condition Number 5

(a) Prior to the commencement of development or other operations being undertaken on site a scheme for the protection of the retained trees produced in accordance with BS5837:2012 (Trees in relation to design, demolition and construction: Recommendations), which provides for the retention and protection of trees, shrubs and hedges to be retained on or adjacent to the site, including trees which are the subject of a Tree Preservation Order currently in force, shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved protection scheme.

(b) No operations shall be undertaken on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place.

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.

(d) Protective fencing shall be retained intact for the full duration of the development hereby approved

and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

Reason: To ensure the continued well-being of the trees in the interests of the amenity of the locality.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 5 imposed on the outline planning permission A/51/14/OUT: relating to tree protection measures is approved and the condition is hereby discharged.

- Arboricultural Impact Assessment and Method Statement. Tree Retention and Protection (Ref. LLD1275-ARB-REP-001 Rev. 02), 14th March 2018, prepared by Lizard Landscape Design and Ecology.
- Existing Tree Schedule (Ref. LLD1275 Rev. 02), 13th March 2018, prepared by Lizard Landscape Design and Ecology.
- Drawing No. LLD1277-ARB-DWG-001 Rev. 01 - Tree Constraints Plan - Sheet 01.
- Drawing No. LLD1277-ARB-DWG-001 Rev. 01 - Tree Constraints Plan - Sheet 02.
- Drawing No. LLD1275-ARB-DWG-002 Rev. 04 - Tree Retention and Protection Plan - Sheet 01.
- Drawing No. LLD1275-ARB-DWG-002 Rev. 04 - Tree Retention and Protection Plan - Sheet 02.

The approved tree protection measures need to be implemented on the site prior to the commencement of development.

Condition 5 is hereby discharged in full as parts 5(b), 5(c) and 5(d) require compliance only.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 3rd February 2021

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/166/20/DOC

Dear Mr Barker,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref A/51/14/OUT relating to Condition Nos 6 - surface water drainage onto public highway, 21 - surface water drainage and 22 - maintenance & management of SuDs.

Manor Nursery High Street Angmering BN16 4AW

Notification regarding the above application:

Condition Number 6

No part of the development shall be first occupied until provision has been made within the site in accordance with plans and details to be submitted to and approved by the Local Planning Authority to prevent surface water draining onto the public highway.

Reason: In the interests of road safety.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 6 imposed on the outline planning permission A/51/14/OUT: relating to the prevention of surface water draining onto the public highway is approved and the condition is hereby discharged.

- Drawing No. 102 Rev. E - Proposed Drainage Strategy.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning

ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 31st July 2020

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/86/20/DOC

Dear Mr Barker,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref A/51/14/OUT relating to Condition Nos 4 - materials & finishes, 5 - retained trees, 6 - surface water drainage, 7 - car parking 9 - roads, footways & casual parking areas, 10 - Construction Management Plan, 11 - Travel Plan, 12 - archaeological, 13 - ecology, 14 - broadband, 19 - foul water sewerage disposal, 20 - public water supply, 21 - surface water drainage, 22 - SuDs, 23 - refuse & recycling bins, 24 - contamination, 29 - pedestrian & cycle linkages & vehicular access and 30 - materials & finishes

Manor Nursery High Street Angmering BN16 4AW

Notification regarding the above application:

Condition Number 7

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 7 imposed on the outline planning permission A/51/14/OUT: relating to the provision of the car parking spaces is approved and the condition is hereby discharged.

- Drawing No. ECE-00-00-XX-A-001 Rev. P5 - Site Layout Plan.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning

ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 31st July 2020

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/86/20/DOC

Dear Mr Barker,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref A/51/14/OUT relating to Condition Nos 4 - materials & finishes, 5 - retained trees, 6 - surface water drainage, 7 - car parking 9 - roads, footways & casual parking areas, 10 - Construction Management Plan, 11 - Travel Plan, 12 - archaeological, 13 - ecology, 14 - broadband, 19 - foul water sewerage disposal, 20 - public water supply, 21 - surface water drainage, 22 - SuDs, 23 - refuse & recycling bins, 24 - contamination, 29 - pedestrian & cycle linkages & vehicular access and 30 - materials & finishes

Manor Nursery High Street Angmering BN16 4AW

Notification regarding the above application:

Condition Number 9

No part of the development shall be first occupied until the roads, footways, and casual parking areas serving the development have been constructed, surfaced and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To secure satisfactory standards of access for the proposed development.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 9 imposed on the outline planning permission A/51/14/OUT: relating to the roads, footways and casual parking areas serving the development is approved and the condition is hereby discharged.

- Drawing No. ECE-00-00-XX-A-001 Rev. P5 - Site Layout Plan.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning

ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 7th August 2020

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/86/20/DOC

Dear Mr Barker,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref A/51/14/OUT relating to Condition Nos 4 - materials & finishes, 5 - retained trees, 6 - surface water drainage, 7 - car parking 9 - roads, footways & casual parking areas, 10 - Construction Management Plan, 11 - Travel Plan, 12 - archaeological, 13 - ecology, 14 - broadband, 19 - foul water sewerage disposal, 20 - public water supply, 21 - surface water drainage, 22 - SuDs, 23 - refuse & recycling bins, 24 - contamination, 29 - pedestrian & cycle linkages & vehicular access and 30 - materials & finishes

Manor Nursery High Street Angmering BN16 4AW

Notification regarding the above application:

Condition Number 10

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- 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 works.
- building, engineering and other operations to be carried out only between the hours of 0800 and 1800 Monday to Friday, 0800 to 1300 Saturdays and shall not be carried out at any time on Sundays or Public Holidays;

Reason: In the interests of highway safety and the amenities of the area.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 10 imposed on the outline planning permission A/51/14/OUT: relating to the Construction Management Plan is approved and the condition is hereby discharged.

- Construction Management Plan: Manor Nursery Redevelopment, High Street, Angmering (Roffey Homes / Westbrooke Developments).
- Drawing No. 100 Rev. P5 - Proposed Site Layout - roof plan.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning

ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 4th August 2020

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/86/20/DOC

Dear Mr Barker,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref A/51/14/OUT relating to Condition Nos 4 - materials & finishes, 5 - retained trees, 6 - surface water drainage, 7 - car parking 9 - roads, footways & casual parking areas, 10 - Construction Management Plan, 11 - Travel Plan, 12 - archaeological, 13 - ecology, 14 - broadband, 19 - foul water sewerage disposal, 20 - public water supply, 21 - surface water drainage, 22 - SuDs, 23 - refuse & recycling bins, 24 - contamination, 29 - pedestrian & cycle linkages & vehicular access and 30 - materials & finishes

Manor Nursery High Street Angmering BN16 4AW

Notification regarding the above application:

Condition Number 11

No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 11 imposed on the outline planning permission A/51/14/OUT: relating to the Travel Plan is approved and the condition is hereby discharged.

- Pre-Occupation Travel Plan Statement: Version 1.1 (Project No. 22995), 16th July 2019, prepared by the Civil Engineering Practice (CEP).

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning

ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 16th July 2020

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/86/20/DOC

Dear Mr Barker,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref A/51/14/OUT relating to Condition Nos 4 - materials & finishes, 5 - retained trees, 6 - surface water drainage, 7 - car parking 9 - roads, footways & casual parking areas, 10 - Construction Management Plan, 11 - Travel Plan, 12 - archaeological, 13 - ecology, 14 - broadband, 19 - foul water sewerage disposal, 20 - public water supply, 21 - surface water drainage, 22 - SuDs, 23 - refuse & recycling bins, 24 - contamination, 29 - pedestrian & cycle linkages & vehicular access and 30 - materials & finishes

Manor Nursery High Street Angmering BN16 4AW

Notification regarding the above application:

Condition Number 12

Development shall not commence until a programme of archaeological work has been implemented in accordance with a written Archaeological Mitigation Strategy document to be submitted to and approved by the Local Planning Authority. The Mitigation Strategy shall include commitments to:

- carry out on site archaeological investigation in accordance with an agreed project design;
- preserve in situ and intact non-designated archaeological heritage assets that are demonstrably of equivalent significance to scheduled monuments (with reference to Historic Environment guidance in Paragraphs 132, 133 and 139 of the National Planning Policy Framework (March 2012));
- fully investigate, record, analyse and report, to a specification to be submitted to and approved by the Local Planning Authority, and to a standard proportionate to their significance, archaeological heritage assets that unavoidably will be affected adversely by development-related ground excavations;
- prepare and implement satisfactory procedures to communicate the findings of archaeological investigation to the local community.

Reason: To ensure the archaeological interests of the site are protected.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 12 imposed on the outline planning permission A/51/14/OUT: relating to a written Archaeological Mitigation Strategy is approved and the condition is hereby discharged.

- A Written Scheme of Investigation for an Archaeological Evaluation Excavation at Manor Nursery, Angmering, West Sussex (Project No. CBAS1167), dated May 2020, prepared by Chris Butler Archaeological Services Ltd.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning

ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 10th July 2020

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/86/20/DOC

Dear Mr Barker,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref A/51/14/OUT relating to Condition Nos 4 - materials & finishes, 5 - retained trees, 6 - surface water drainage, 7 - car parking 9 - roads, footways & casual parking areas, 10 - Construction Management Plan, 11 - Travel Plan, 12 - archaeological, 13 - ecology, 14 - broadband, 19 - foul water sewerage disposal, 20 - public water supply, 21 - surface water drainage, 22 - SuDs, 23 - refuse & recycling bins, 24 - contamination, 29 - pedestrian & cycle linkages & vehicular access and 30 - materials & finishes

Manor Nursery High Street Angmering BN16 4AW

Notification regarding the above application:

Condition Number 13

No development or preparatory works to be undertaken until an ecological mitigation report, as outlined in section 7 of the supporting Ecological Survey, Proposed Mitigation, Compensation & Ecological Enhancements (November 2013), has been submitted to and approved by the Local Planning Authority; mitigation shall be implemented in accordance with the approved details and timing of the works, unless otherwise approved in writing by the local planning authority.

Reason: To safeguard legally protected species, other notable species and notable habitats in accordance with Local Plan policies GEN28 & GEN29, and paragraph 128 of the National Planning Policy Framework.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 13 imposed on the outline planning permission A/51/14/OUT: relating to an Ecological Mitigation Report is approved and the condition is hereby discharged.

- Reptile Presence / Absence Survey Report (Ref. LLD1275), 26th October 2017, prepared by Lizard

Landscape Design and Ecology.

- Preliminary Ecological Appraisal Survey Report and Protected Species Assessment (Ref. LLD1275), 24th October 2017, prepared by Lizard Landscape Design and Ecology.
- Ecological Mitigation and Design Strategy (Ref. LLD2023-ECO-REP-001), 19th June 2019, prepared by Lizard Landscape Design and Ecology.
- Figure No. 01 - Site Habitat Plan.
- Figure No. 01 - Location of Artificial Reptile Refugia.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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Dx: 57406 Littlehampton
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e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 10th July 2020

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/86/20/DOC

Dear Mr Barker,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref A/51/14/OUT relating to Condition Nos 4 - materials & finishes, 5 - retained trees, 6 - surface water drainage, 7 - car parking 9 - roads, footways & casual parking areas, 10 - Construction Management Plan, 11 - Travel Plan, 12 - archaeological, 13 - ecology, 14 - broadband, 19 - foul water sewerage disposal, 20 - public water supply, 21 - surface water drainage, 22 - SuDs, 23 - refuse & recycling bins, 24 - contamination, 29 - pedestrian & cycle linkages & vehicular access and 30 - materials & finishes

Manor Nursery High Street Angmering BN16 4AW

Notification regarding the above application:

Condition Number 14

Prior to the commencement of development, a strategy for the provision of the highest available headline speed of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall take into account the timetable for the delivery of "superfast broadband" (defined as having a headline access speed of 24Mb or more) in the vicinity of the site (to the extent that such information is available). The strategy shall seek to ensure that upon occupation of a dwelling, the provision of the highest available headline speed of broadband service to that dwelling from a site-wide network is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

Reason: To ensure suitable provision for all potential occupiers in accordance with paragraph 42 of the NPPF.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 14 imposed on the outline planning permission A/51/14/OUT: relating to the provision of the highest available headline speed of broadband provision is approved and the condition is hereby discharged.

- Broadband Availability Information document.

The Broadband Availability Information document demonstrates that the minimum access speed of 24MB is achievable in the development.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning

ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 6th August 2020

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/86/20/DOC

Dear Mr Barker,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref A/51/14/OUT relating to Condition Nos 4 - materials & finishes, 5 - retained trees, 6 - surface water drainage, 7 - car parking 9 - roads, footways & casual parking areas, 10 - Construction Management Plan, 11 - Travel Plan, 12 - archaeological, 13 - ecology, 14 - broadband, 19 - foul water sewerage disposal, 20 - public water supply, 21 - surface water drainage, 22 - SuDs, 23 - refuse & recycling bins, 24 - contamination, 29 - pedestrian & cycle linkages & vehicular access and 30 - materials & finishes

Manor Nursery High Street Angmering BN16 4AW

Notification regarding the above application:

Condition Number 19

Construction of the development shall not commence until details of the proposed means of foul water sewerage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water. No dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 19 imposed on the outline planning permission A/51/14/OUT: relating to the proposed means of foul water sewerage disposal is approved and the condition is hereby discharged.

- Planning Condition Information document: Version 1.1 (dated 20 May 2020).
- Drawing No. 102 Rev. B - Proposed Drainage Strategy.
- Drawing No. 103 - Proposed Drainage Strategy Schedules.

- Drawing No. 104 - Proposed Drainage Strategy Schedules.
- Drawing No. 105 Rev. B - Proposed Drainage Strategy Schedules.
- Drawing No. 106 Rev. B - Proposed Drainage Strategy Schedules.
- Foul Sewerage Design Document (dated 28 June 2019).

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish.

Neil Crowther
Group Head of Planning

ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 18th August 2020

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/86/20/DOC

Dear Mr Barker,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref A/51/14/OUT relating to Condition Nos 4 - materials & finishes, 5 - retained trees, 6 - surface water drainage, 7 - car parking 9 - roads, footways & casual parking areas, 10 - Construction Management Plan, 11 - Travel Plan, 12 - archaeological, 13 - ecology, 14 - broadband, 19 - foul water sewerage disposal, 20 - public water supply, 21 - surface water drainage, 22 - SuDs, 23 - refuse & recycling bins, 24 - contamination, 29 - pedestrian & cycle linkages & vehicular access and 30 - materials & finishes

Manor Nursery High Street Angmering BN16 4AW

Notification regarding the above application:

Condition Number 20

The developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect the public water supply main.

Reason: To protect existing underground apparatus from damage during the construction of the development.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 20 imposed on the outline planning permission A/51/14/OUT: relating to the protection of the public water supply main is approved and the condition is hereby discharged.

- Planning Condition Information document: Version 1.1 (dated 20 May 2020) (Project No. 22995), prepared by The Civil Engineering Practice (CEP).
- Email correspondence between The Civil Engineering Practice (CEP) and Southern Water (23 July 2019).
- Drawing No. 110 Rev. A - Site Layout: Southern Water Asset Constraints.



Arun District Council
Arun Civic Centre
Maltravers Road
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West Sussex BN17 5LF
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e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 3rd February 2021

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/166/20/DOC

Dear Mr Barker,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref A/51/14/OUT relating to Condition Nos 6 - surface water drainage onto public highway, 21 - surface water drainage and 22 - maintenance & management of SuDs.

Manor Nursery High Street Angmering BN16 4AW

Notification regarding the above application:

Condition Number 21

Development shall not commence until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 21 imposed on the outline planning permission A/51/14/OUT: relating to the full details of the proposed surface water drainage scheme is

approved and the condition is hereby discharged.

- Drawing No. 60 - Proposed Site Surface Water Network Area Plan.
- Drawing No. 102 Rev. E - Proposed Drainage Strategy.
- Drawing No. 502 Rev. A - Construction Details (Sheet 2 of 2).
- Drawing No. 11 Rev. A - Location of Proposed BRE365 Testing.
- Drawing No. C 1320-1000-01000 rev A - Hydro International Downstream Defender.
- Storm Network 1 - Downstream Defender Design Summary Hydro International (dated 15 January 2021).
- Storm Network 2 - Downstream Defender Design Summary Hydro International (dated 15 January 2021).
- Storm Network 3 - Downstream Defender Design Summary Hydro International (dated 15 January 2021).
- Oakland Site Investigation Documents (total of 8 documents).
- Groundwater Monitoring Results from Ashdown Site Investigation Ltd (total of 3 documents).
- Storm Network Results (total of 9 documents).
- Flow Calcs Storm Network (total of 3 documents).
- Infiltration testing calculations (total of 6 documents).
- Soakaway Testing Results (total of 12 documents).

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
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e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 3rd February 2021

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/166/20/DOC

Dear Mr Barker,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref A/51/14/OUT relating to Condition Nos 6 - surface water drainage onto public highway, 21 - surface water drainage and 22 - maintenance & management of SuDs.

Manor Nursery High Street Angmering BN16 4AW

Notification regarding the above application:

Condition Number 22

Development shall not commence until full details of the maintenance and management of the SuDs system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturers recommended design life. Upon completed construction of the SuDs System, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

Reason: To ensure the efficient maintenance and on going operation of the SuDs system and to ensure the best practice in line with guidance set out in 'The SuDs Manual' CIRIA publication ref: C697 Chapter 22.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 22 imposed on the outline planning permission A/51/14/OUT: relating to the full details of the maintenance and management of the surface water drainage system is approved and the condition is hereby discharged.

- Drawing No. 120 Rev. A - Proposed Maintenance Ownership Plan.
- Drainage Maintenance Manual, 15 January 2021 (Project 22995).
- Operation and Maintenance Manual.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
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e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 10th July 2020

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/86/20/DOC

Dear Mr Barker,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref A/51/14/OUT relating to Condition Nos 4 - materials & finishes, 5 - retained trees, 6 - surface water drainage, 7 - car parking 9 - roads, footways & casual parking areas, 10 - Construction Management Plan, 11 - Travel Plan, 12 - archaeological, 13 - ecology, 14 - broadband, 19 - foul water sewerage disposal, 20 - public water supply, 21 - surface water drainage, 22 - SuDs, 23 - refuse & recycling bins, 24 - contamination, 29 - pedestrian & cycle linkages & vehicular access and 30 - materials & finishes

Manor Nursery High Street Angmering BN16 4AW

Notification regarding the above application:

Condition Number 23

No dwelling shall be occupied until refuse and recycling bins have been provided and space has been laid out for the storage in relation to that dwelling in accordance with details that shall have been submitted to and approved in writing by the local planning authority. Thereafter these areas shall not be used for any purpose other than the storage of refuse and recycling bins.

Reason: In the interests of the amenity of occupiers of nearby properties in accordance with Arun District Local Plan policy GEN7.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 23 imposed on the outline planning permission A/51/14/OUT: relating to the provision of refuse and recycling bins is approved and the condition is hereby discharged.

- Drawing No. ECE-00-00-XX-A-001 Rev. P5 - Site Layout Plan.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning

ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 5th August 2020

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/86/20/DOC

Dear Mr Barker,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref A/51/14/OUT relating to Condition Nos 4 - materials & finishes, 5 - retained trees, 6 - surface water drainage, 7 - car parking 9 - roads, footways & casual parking areas, 10 - Construction Management Plan, 11 - Travel Plan, 12 - archaeological, 13 - ecology, 14 - broadband, 19 - foul water sewerage disposal, 20 - public water supply, 21 - surface water drainage, 22 - SuDs, 23 - refuse & recycling bins, 24 - contamination, 29 - pedestrian & cycle linkages & vehicular access and 30 - materials & finishes

Manor Nursery High Street Angmering BN16 4AW

Notification regarding the above application:

Condition Number 24

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance policies GEN7 and GEN31 of the Arun District Local Plan.

Decision:

Arun District Council have decided to **APPROVE IN PART details reserved by condition**

The following information submitted regarding Condition 24 imposed on the outline planning permission A/51/14/OUT: relating to land contamination is part approved and the condition is hereby part discharged.

- Combined Geotechnical and Ground Contamination Risk Assessment, April 2015, (Report No. LW26073), prepared by Ashdown Site Investigation Limited.
- Revised Ground Contamination Risk Assessment Report, 29 May 2020 (Project No. P14618 / Report Ref. R14233), prepared by Ashdown Site Investigation Limited.

The above mentioned reports address Parts 1, 2 and 3 of Condition 24. Part 4 of Condition 24 cannot be addressed until the verification plan has been prepared and submitted. The verification plan will be submitted prior to first occupation of any dwelling, in accordance with Condition 26 which requires the submission of a verification report.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning

ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 31st July 2020

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/86/20/DOC

Dear Mr Barker,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref A/51/14/OUT relating to Condition Nos 4 - materials & finishes, 5 - retained trees, 6 - surface water drainage, 7 - car parking 9 - roads, footways & casual parking areas, 10 - Construction Management Plan, 11 - Travel Plan, 12 - archaeological, 13 - ecology, 14 - broadband, 19 - foul water sewerage disposal, 20 - public water supply, 21 - surface water drainage, 22 - SuDs, 23 - refuse & recycling bins, 24 - contamination, 29 - pedestrian & cycle linkages & vehicular access and 30 - materials & finishes

Manor Nursery High Street Angmering BN16 4AW

Notification regarding the above application:

Condition Number 29

No development shall take place until details of the following works have been submitted to and been approved in writing by the Local Planning Authority:

- 1) Detail of measures taken to provide pedestrian and cycle linkages between the application site and the proposed development A/82/12/.
- 2) Measures to restrict vehicular access between the site and the development proposed in application A/82/12 to emergency vehicles only.

The dwellings hereby permitted shall not be occupied until these works have been completed in accordance with the approved details.

Reason: In the interests of highway safety.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 29 imposed on the outline planning permission A/51/14/OUT: relating to the provision of pedestrian and cycle linkages and measures to

restrict vehicular access between the site and Swanbourne Park (A/82/12) to the south is approved and the condition is hereby discharged.

- Planning Condition Information document: Version 1.1, dated 20 May 2020 (Project No. 22995), prepared by The Civil Engineering Practice (CEP).
- Drawing No. 105 Rev. A (Project No. 22995) - Site Layout: Pedestrian and Cycle Links.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a stylized flourish.

Neil Crowther
Group Head of Planning



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ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 4th August 2020

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/86/20/DOC

Dear Mr Barker,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref A/51/14/OUT relating to Condition Nos 4 - materials & finishes, 5 - retained trees, 6 - surface water drainage, 7 - car parking 9 - roads, footways & casual parking areas, 10 - Construction Management Plan, 11 - Travel Plan, 12 - archaeological, 13 - ecology, 14 - broadband, 19 - foul water sewerage disposal, 20 - public water supply, 21 - surface water drainage, 22 - SuDs, 23 - refuse & recycling bins, 24 - contamination, 29 - pedestrian & cycle linkages & vehicular access and 30 - materials & finishes

Manor Nursery High Street Angmering BN16 4AW

Notification regarding the above application:

Condition Number 30

No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for the Off Site Highway Works as shown on approved plan "Proposed Highway Improvement Works 14033/01 Rev C" have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the highway works.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of preserving and enhancing the character and appearance of the Angmering Conservation Area in accordance with policy GEN7 of the Arun District Local Plan and National Planning Policy Framework Paragraph 134.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 30 imposed on the outline planning permission A/51/14/OUT: relating to a schedule of materials and finishes to be used for the off-site highway works is approved and the condition is hereby discharged.

- Planning Condition Information document: Version 1.1, dated 20 May 2020 (Project No. 22995), prepared by The Civil Engineering Practice (CEP).
- Drawing No. 103 Rev. D (Project No. 22995) - Site Layout: Proposed Surface Finishes.
- Drawing No. 14033/01 Rev. C - Proposed Highway Improvement Works
- Condition 30 Images of Proposed Materials & Finishes Document.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning

Appendix C – Condition Discharge Notices Pursuant to A/38/18/RES



Arun District Council
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e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

ECE Planning Ltd
Brooklyn Chambers
11 Goring Road
Worthing
BN12 4AP

Date: 4th August 2020

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/85/20/DOC

Dear Mr Barker,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref A/38/18/RES relating to Condition Nos 3 - noise mitigation, 5 - electric vehicle charging strategy and 6 - standard assessment procedure (SAP) calculations

Manor Nursery High Street Angmering BN16 4AW

Notification regarding the above application:

Condition Number 3

Prior to the commencement of development, a noise mitigation scheme shall be submitted for approval to the Local Planning Authority. The noise mitigation scheme shall include details relating to acoustic barriers for properties (on Plots 5, 6 and 24) facing the A280; and the facade treatment of all houses facing onto the A280. The approved noise mitigation shall be implemented in accordance with the details submitted.

Reason: To avoid unacceptable high levels of noise and in the interests of residential amenity, in accordance with Policy D DM1 and Policy QE DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure the agreed acoustic mitigation measures are implemented prior to the occupation of the development.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 3 imposed on the approval of reserved matters A/38/18/RES: relating to the submission of a noise mitigation scheme is approved and the condition is hereby discharged.

- Drawing No. 6345ECE-00-00-XX-A-001 Rev. P5 - Site Layout Plan.

- Planning Condition Assessment Document prepared by Acoustic Associates Sussex Ltd, (Project

Number J2933: Issue Number 1), dated 6th May 2020.

The necessary reduction in dB levels required would be delivered through a combination of upgraded acoustic double glazing and acoustic trickle vents.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning



Arun District Council
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ECE Planning Ltd
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BN12 4AP

Date: 29th September 2020

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/135/20/DOC

Dear Mr Barker,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Approval of details reserved by condition imposed under ref A/38/18/RES relating to Condition No 5 -
electric vehicle charging strategy.
Manor Nursery High Street Angmering BN16 4AW

Notification regarding the above application:

Condition Number 5

Prior to the commencement of development, an Electric Vehicle Charging Strategy will be prepared and submitted to the Local Planning Authority which identifies the nature, form and location of electric charging infrastructure to be provided across the development. The electric vehicle strategy shall then be implemented in accordance with the approved details.

Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with Policy D DM1 and Policy QE DM3 (c) of the Arun Local Plan and the NPPF. It is considered necessary for this to be a pre-commencement condition to ensure that the requisite charging infrastructure is designed into the housing development and it is implemented.

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 5 imposed on the reserved matters approval A/38/18/RES: relating to an Electric Vehicle Charging Strategy is approved and the condition is hereby discharged.

- Covering letter (RH/Let/P1456i), 25th August 2020.
- Drawing No. 6345 ECE-00-00-XX-a-001 Rev. P7 - Site Layout.

Electric vehicle charging points would be provided to Plots 11, 12, 13, 14, 15, 16, 17, 24, 25, 26, 27,

28, 29, 30, 31 & 32 which equals 50% of the dwellings to be constructed on the site.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' with a stylized flourish.

Neil Crowther
Group Head of Planning



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ECE Planning Ltd
Brooklyn Chambers
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BN12 4AP

Date: 16th July 2020

Please ask for: Michael Eastham
Tel: 01903 737772

Your Ref:

Our Ref: A/85/20/DOC

Dear Mr Barker,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref A/38/18/RES relating to Condition Nos 3 - noise mitigation, 5 - electric vehicle charging strategy and 6 - standard assessment procedure (SAP) calculations

Manor Nursery High Street Angmering BN16 4AW

Notification regarding the above application:

Condition Number 6

Prior to the commencement of development, the detailed Standard Assessment Procedure (SAP) calculations should be submitted (once detailed construction design has been undertaken) together with a timetable for how the 10% decentralised energy will be achieved, for approval in writing by the Local Planning Authority. The solar PV panels on the south facing roof slopes of Plots 1-11, 13-16, 27, 28 and 31 shall be implemented prior to the occupation of these dwellings and be retained as operational thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to seek to achieve high levels of energy efficiency in accordance with the aims of the NPPF and Policy ECC SP2 of the Arun Local Plan

Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The following information submitted regarding Condition 6 imposed on the approval of reserved matters A/38/18/RES: relating to the submission of the detailed Standard Assessment Procedure (SAP) calculations together with a timetable for how the 10% decentralised energy will be achieved is approved and the condition is hereby discharged.

- Letter from Therm Energy Ltd (Ref. XG-10-revised), dated 4th May 2020 regarding Roffey Homes, Manor Nursery site, Angmering: Thermal Calculations (Part L).

Standard Assessment Procedure (SAP) calculations:

- Regulations Compliance Report Plot Ref. Type A. Plot 1.
- Regulations Compliance Report Plot Ref. Type A. Plot 2.
- Regulations Compliance Report Plot Ref. Type A. Plot 3.
- Regulations Compliance Report Plot Ref. Type A. Plot 4.
- Regulations Compliance Report Plot Ref. Type A. Plot 5.
- Regulations Compliance Report Plot Ref. Type A. Plot 6.
- Regulations Compliance Report Plot Ref. Type A. Plot 7.
- Regulations Compliance Report Plot Ref. Type B. Plot 8.
- Regulations Compliance Report Plot Ref. Type B. Plot 9.
- Regulations Compliance Report Plot Ref. Type B. Plot 10.
- Regulations Compliance Report Plot Ref. Type E. Plot 11.
- Regulations Compliance Report Plot Ref. Type F. Plot 12.
- Regulations Compliance Report Plot Ref. Type G2. Plot 13.
- Regulations Compliance Report Plot Ref. Type H. Plot 14.
- Regulations Compliance Report Plot Ref. Type H. Plot 15.
- Regulations Compliance Report Plot Ref. Type G1. Plot 16.
- Regulations Compliance Report Plot Ref. Type F. Plot 17.
- Regulations Compliance Report Plot Ref. Type C1. Plot 18.
- Regulations Compliance Report Plot Ref. Type C1. Plot 19.
- Regulations Compliance Report Plot Ref. Type C1. Plot 20.
- Regulations Compliance Report Plot Ref. Type C1. Plot 21.
- Regulations Compliance Report Plot Ref. Type C2. Plot 22.
- Regulations Compliance Report Plot Ref. Type C2. Plot 23.
- Regulations Compliance Report Plot Ref. Type D2. Plot 24.
- Regulations Compliance Report Plot Ref. Type D2. Plot 25.
- Regulations Compliance Report Plot Ref. Type D1. Plot 26.
- Regulations Compliance Report Plot Ref. Type E. Plot 27.
- Regulations Compliance Report Plot Ref. Type E. Plot 28.
- Regulations Compliance Report Plot Ref. Type D1. Plot 29.
- Regulations Compliance Report Plot Ref. Type D1. Plot 30.
- Regulations Compliance Report Plot Ref. Type E. Plot 31.
- Regulations Compliance Report Plot Ref. Type C3. Plot 32.

The 10% on-site decentralised energy target will be achieved once the photovoltaic (PV) panels are installed. The PV panels will be installed during the construction process.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Neil Crowther
Group Head of Planning