

Planning Department
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

10 June 2020
Ref: RH/Let/P1456i

Dear Sir / Madam,

Discharge of Conditions 3, 5 and 6 pursuant to application reference A/38/18/RES (Approval of reserved matters following outline consent A/51/14/OUT relating to appearance, landscaping, layout & scale for demolition of the existing Manor Nursery Garden Centre & hard standing & redevelopment for 32no. dwellings with associated access, public open space & landscaping) at Manor Nursery, High Street, Angmering, BN16 4AW.

This application has been submitted online via the Planning Portal under reference **PP-08756974** and includes the application form, relevant documentation, and this covering letter.

Please find enclosed details submitted to discharge Conditions pursuant to Application Reference A/38/18/RES at Manor Nursery, Angmering, as highlighted below.

- **Application Form;**
- **Covering Letter;**
- **Planning Condition Assessment Document prepared by Acoustic Associates Sussex Ltd dated 6 May 2020;**
- **Fast Charging Solo Smart Charger Specification document;**
- **SAP Calculations (33 documents in total);**
- **Site Layout Plan (reference 6345ECE-00-00-XX-A-001 P5).**

This application relates to the submission of information pursuant to the discharge of Conditions 3, 5 and 6.

Condition 3

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.

Directors

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

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Please find enclosed the following documents and drawings which have been prepared in support of the discharge of Condition 3:

- Planning Condition Assessment Document prepared by Acoustic Associates Sussex Ltd dated 6 May 2020;
- Site Layout Plan (reference 6345ECE-00-00-XX-A-001 P5).

It is considered that Condition 3 can be discharged in full.

Condition 5

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.

Please find enclosed the following documents and drawings which have been prepared in support of the discharge of Condition 5:

- Fast Charging Solo Smart Charger Specification document;
- Site Layout Plan (reference 6345ECE-00-00-XX-A-001 P5).

As illustrated, Electric vehicle charging points will be provided to plots 11, 12, 13, 14, 15, 16, 17, 27, 28 & 31 which equals 31.25%.

It is considered that Condition 5 can be discharged in full.

Condition 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 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.

Please find enclosed the SAP Calculations (33 documents in total) which have been prepared in support of the discharge of Condition 6.

The 10% decentralised energy will be achieved once the PV panels are installed. The PV panels will be installed during the construction process.

It is considered that Condition 6 can be discharged in full.

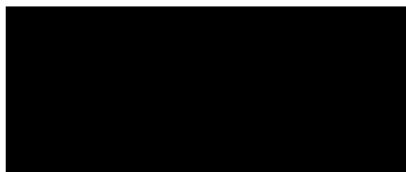
Conclusion

To conclude, it is considered that the enclosed information is sufficient to discharge conditions 3, 5 and 6 pursuant to application reference A/38/18/RES at Manor Nursery, Angmering.

We look forward to receiving written confirmation of the discharge of these conditions in the very near future.

If you have any further queries or require further information please contact me on 

Yours sincerely
ECE Planning



Chris Barker MATP MRTPI
Managing Director