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Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex

Email [REDACTED]
Our ref 1127
Your ref

20 January 2025

Dear Sir / Madam,

67, 69 and 71 Upper Bognor Road, Bognor Regis PO21 1HR

We are pleased to enclose a planning application for work at 67, 69 and 71 Upper Bognor Road, Bognor Regis.

The submitted proposals comprise a re-submission of a previously approved scheme, which has now been fully built on site. The reason for the re-submission is that one of the conditions of the planning consent, namely a pre-commencement condition relating to drainage, was not complied with and the three year time period for implementation of the consent has now expired. On this basis, it is now necessary to re-apply to ensure a valid planning consent is in place. This new submission includes all information that was previously approved, including information agreed as part of various conditions of the planning consent, together with a compliant drainage design.

We have included the following within this submission:

- **Reports comprising:**
 - Heritage and Design & Access Statement
 - Access Appraisal
 - Arboricultural Method Statement
 - Bat Scoping Report and PEA
 - Ecological Assessment
 - Reptile Mitigation Statement
 - Reptile Report
 - Reptile Survey
 - Structural Survey



Sloane & Brown Ltd
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- Tree Planting Specification
- Tree Protection Plan
- Tree Survey and Constraints Plan
- Works Required
- Archaeology Report WS1
- Falcon Homes box sash window amended
- Details of Cupa H12 roof slates
- **Drawings for 67 and 69 Upper Bognor Road comprising:**
 - 1127-E-300
 - 1127-P-301B
- **Drawings for 71 Upper Bognor Road comprising:**
 - 1127-BR-400
 - 1127-BR-401
 - 1127-P-500
- **Drawings for new building comprising:**
 - 1127-P-200C
 - 1127-P-201C
- **General drawings comprising:**
 - 1127-P-101A Proposed site layout
 - 1127-414B Proposed site layout
 - 1127-417 Site location and block plans
 - 5557-010-D1 Existing site layout plan
 - 5557-012-D1 Land ownership plan
 - 5557-113-D2 Proposed street elevations
 - 5557-114-D2 Bin and cycle stores
- **Information relating to conditions of previous planning approval ref BR/252/21/PL comprising**
 - Condition 6 – Drainage information, comprising:
 - Flotation check
 - Gravel Car Park 65UBR
 - Greenfield Run Off
 - Drawing P1847-DR-C0-501 P05 Drainage Layout 1of2
 - Drawing P1847-DR-C-502 P03 Drainage Layout 2of2
 - Drawing P1847-DR-C-505 P02 Details
 - Drawing P1847-DR-C-510 P03 Hard Paved Areas
 - Drawing P1847-DR-C-511 P02 Exceedance Routing

- SAT 1 65 UBR
- SAT 2 65 UBR
- UBR Infiltration Testing
- Upper Bognor Road Drainage Maintenance 18.04.23
- Water Quality Assessment 24.02.21

We would respond to the various points previously made by ADC's Drainage Engineers (as listed on attachment headed 'Upper Bognor Road Drainage Planning Condition Comments) as follows:

1. It is proposed to discharge surface to ground via a soakaway.
2. It is proposed to discharge surface to ground via a soakaway.
3. It is proposed to discharge surface to ground via a soakaway.
4. Soakaway detail revised, Product is Terram 1000; no flow control manhole required.
5. The trial hole to establish ground water was located centrally to the site.
6. Infiltration testing and calculations attached, a rate of 1x10⁻⁵m/s has been used for infiltration.
7. Detail updated to show Type 3 sub-base.
8. Greenfield run-off calculations attached.
9. 1:2, 1:10, 1:30 and 1:100-year calculations attached
10. It is proposed to discharge surface to ground via a soakaway.
11. 400mm deep unit to be used, inlet to come in at bottom of crate due to high ground water and crate not being able to be installed any deeper, refer to detail.
12. CV changed to 1.0 for winter and summer see attached calculations.
13. Buoyancy calculations attached.
14. Refer to updated drawing.
15. Water quality assessment attached.
16. Exceedance drawing attached.
17. We have included a report from the Archaeologist.
18. Polystorm PSM1A to be installed.
19. Filter manhole added to the layout and details drawing.
20. Updated maintenance document attached.
21. Non Return Valve not required
22. Hydrobrake sump not required as It is proposed to discharge surface to ground via a soakaway.

- Condition 7 – internal and external noise levels.

We have included a report from Acoustic Associates Sussex Ltd. Windows in the existing properties are single glazed, timber openable units. Following comments previously received from Environmental Health, we have previously confirmed that the single glazed nature of these windows would help to prevent overheating as they are not thermally efficient units and are not fitted with draught excluders. Accordingly, they alone would provide a degree of natural ventilation. Double glazed units were not installed due to the listed status of the building. The installation of passive vents would have a serious impact on the fabric of the listed building, and on this basis have not been proposed. Therefore, the method of opening windows, on demand, for ventilation will be utilised. This information has all been previously approved.

- Condition 8 – external materials and window details.

These are as shown on the following drawings:

- 1127/P/200C
- 1127/P/201C
- 178437 Cross sections (relating to new building only)
- 178438 Cross sections (relating to new building only)
- Details of new windows to no.71 as shown on drawings titled 'Falcon Homes box sash window amended'.

In addition, we can confirm the following in addition to the submitted information:

Existing windows to 67, 69 and 71 Upper Bognor Road were retained, repaired and redecorated. Roof slates to the new building are Cupa H12 slates as detailed in the attached product information.

71 Upper Bognor Road – new windows are single glazed painted traditional style sliding sash windows.

New building – we note that the Conservation Officer previously stated that white powder coated aluminium windows would be acceptable for this building. The beading to the windows is applied both externally and internally to provide a traditional appearance which matches the appearance of other windows to 67 and 69 Upper Bognor Road.

Rainwater goods – we note that the Conservation Officer previously stated that cast iron effect rainwater goods would be acceptable for the new building.

This information has all been previously approved.

- Condition 9 – Archaeological work.

We have included 'Archaeological Report WS1' and 'Archaeology Report UBR Final Report'. This demonstrates compliance with this condition.

- Condition 10 – Landscaping scheme.

This information is shown on drawings 1127-BR-414B and 1127-P-101A. These have previously been approved.

- Condition 11 – Boundary treatments.

This information is shown on drawing 1127-BR-414B and 1127-P-101A. These have previously been approved.

- Condition 12 – Energy efficiency measures.

We have included various information prepared by Therm Energy comprising:

- Regulation Compliance – Flat 3
- Regulation Compliance – Flat 2
- Regulation Compliance – Flat 1
- Predicated Energy Assessment – top floor flat
- Predicted Energy Assessment – mid terrace
- Predicted Energy Assessment – end terrace
- BRUKL Output Document – May 2022

- Condition 14 – Details of bat and hedgehog nesting.

Bat boxes have been shown on drawing 1127-P-200C. A location for a hedgehog nesting facility has been shown on drawing 1127-P-101A.

- Condition 15 – Details of new external lighting.

We have included details of KSR Vincenza CCT LED downward facing light fittings. This has previously been approved.

- Condition 17 – Details of electric vehicle charging.

Locations for electric vehicle charging points have been shown on drawing 1127-BR-414B. The specific type of units to be installed are Pod Point Solo 3 7km tethered EV car chargers. This information has all been previously approved.

- Condition 18 – Flood Emergency Plan.

We have included a Flood Emergency Plan. This information has all been previously approved.

- Condition 19 – Broadband speeds.

We have included an extract of an email from Open Reach which states the broadband speed that will be available. This states that ‘the download speeds for fibre optics are from 330Mbps up to 1Gbps’. This information has all been previously approved.

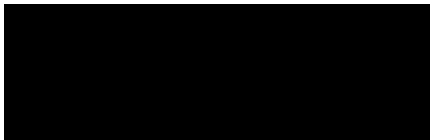
A Flood Risk Assessment will be emailed to you separately as the document is too large to upload onto the Planning Portal.



On the basis of the information that has been included within this application and the fact that the vast majority of this information has previously been approved, we would not expect the previous conditions that required additional information to be provided to be repeated as part of any future approval.

Please do not hesitate to contact us should you have any comments or questions or if you require any additional information.

Yours faithfully,



Phil Brown
Director
Sloane and Brown Ltd

Encs.