

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

PDW/22003

21 January 2022

Dear Sirs,

Application Ref: CM/64/19/PL Residential development comprising 9 no. units with access and parking following demolition of existing dwelling – Land at Langford Horsemere Green Lane Climping BN17 5QZ - Discharge of Conditions 8 and 14.

On behalf of our client, MJH Homes, please accept this letter as a formal submission of information for the discharge of the remaining preoccupation conditions no 8 and 14 for the above planning application. Please note that since the construction of the units had already been signed off by NHBC Building Control, it was an oversight on the applicants' part to confirm discharge with Arun DC as well. In this regard, our client has already written to explain the oversight and a copy of our clients' letter dated 17 January 2022 accompanies this application.

The application fee [REDACTED] will be settled by bank transfer to Arun District Council via the Planning Portal in the usual way.

The Conditions

The Conditions being the subject of this application are as follows:

Condition 8

Immediately following implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the local planning authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose. The scheme shall thereafter be maintained in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan.

As noted in our clients' letter dated 17 January 2022, the surface water drainage scheme has been constructed in accordance with the approved plans and a completion report was prepared by an independent engineer to confirm this. The as built drawings of the implemented scheme and the completion report are submitted with this application.

The as built drawings and completion report are self-explanatory and show the surface water drainage scheme has been built in accordance with the approved drawing/s and is fit for purpose. Final Building Regulation Certificates are submitted as additional evidence that the surface water scheme for all 9 units is satisfactory and has been constructed to meet the relevant standards.

The other Condition 14 states:

Condition 14

No dwelling on site shall be occupied until the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the development will achieve energy efficiency measures that reflect the current standards applicable at the time of submission and includes the use of renewable energy supply systems. The approved scheme shall thereafter be implemented prior to occupation of the residential unit and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter.

Reason: To ensure that the development is energy efficient and in accordance with policy ECC SP2 of the Arun Local Plan.

The Energy Statement of i-Therm Ltd submitted in support of the application explains the energy efficiency measures that have been incorporated in the completed development in more detail. It states the As-Built SAP calculations and EPCs show full compliance with building regulations.

Water Calculations have been carried out and show usage of less than 105 l/pp/pd. This is equivalent to CSH level 4 and substantially less the building regulations compliance of 125 l/pp/pd. This will help lower running costs to the occupants and result in lower Co2 emissions. This exceeds the requirements of policy ECC SP2.

We would be grateful for confirmation of clearance of the above conditions at the earliest opportunity. In the meantime, should you require any further information please do not hesitate to contact us.

Yours faithfully
for Smith Simmons & Partners

Paul White
Director of Planning
Enc

CC Lisa Coney