

29/09/2026

DISCHARGE OF CONDITIONS for application FG/14/25/PL

LOCATION OF DEVELOPMENT:

275 Goring Way, Ferring, West Sussex, BN12 5BY

CONDITIONS REQUIRING DISCHARGE VIA DETAILS SUBMITTED WITH THIS APPLICATION:

5, 6, 9, 11

Other conditions (prior to occupation)

4, 10

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
2. The development hereby approved shall be carried out in accordance with the following approved plans:
Location + block plan, existing + proposed street-views, proposed roof plan and existing + proposed floor plans A
02 Tree protection plan 0110 P02 Access plan 12919/2100 P2
3. Demolition/construction works shall only take place between 08:00 hours and 18:00 hours (Monday to Friday) and between 08:00 hours and 13:00 hours on Saturday with no activities taking place on Sundays or recognised public holidays. In addition to these hours of working, the PLDNSTD (ODB) 2018 Arun District Council FG/14/25/PL 1 of 6 ARUN DISTRICT COUNCIL FG/14/25/PL Local Planning Authority may approve in writing a schedule of activities where it is necessary to conduct works outside the hours specified in this condition.
4. Prior to occupation of any of the approved dwellings, the applicant or developer shall provide the dwellings with electric vehicle charge points in accordance with the council's standards as set out in its Parking Standards SPD. This requires that where a dwelling has a driveway or garage then one of those parking spaces shall be provided with a charging point, with ducting then being provided to all other spaces, where appropriate, to provide passive provision for these spaces to be upgraded in future. The individual charge points shall be in accordance with the technical requirements set out in Part S, section 6.2 of the Building Regulations 2010 (as amended). The electric vehicle charge points shall thereafter be retained and maintained in good working condition.
Contractor to provide facilities as noted above and in accordance with the below requirements (evidence of compliance to be made available upon completion)

Technical Requirements (Section 6.2)

1. **Standard & Safety:** Be designed and installed as described in **BS EN 61851** and satisfy the wiring requirements of **BS 7671** (IET Wiring Regulations).
2. **Power Output:** Have a minimum nominal rated output of **7kW**.
3. **Socket / Connector Type:** Be fitted with a **universal socket** (an untethered connection, allowing any standard charging cable to plug in).

Exception: For self-build properties (or exceptional circumstances where vehicle specifications are known in advance), a tethered cable charge point is permitted.

4. **Charging Status Indicator:** Be fitted with an indicator—such as status lights or a visual display—to clearly show the charging status of the unit.
5. **Mode & Circuit:** Be a minimum of a **Mode 3** specialized system running from a **dedicated circuit** (or equivalent), as defined in BS EN IEC 61851-1.

Key Operational & Positioning Rules (Section 6.2 & Context)

- **Accessibility & Location:** Sited where it provides unobstructed, safe access to the intended vehicle inlet location.

- **Dedicated Supply:** Connected directly to a metered electrical supply through an appropriately rated consumer unit / breaker (typically 32A for 7kW delivery).
- **Smart Functions:** While general smart charging capabilities are governed by the *Electric Vehicles (Smart Charge Points) Regulations 2021*, Part S focuses on ensuring physical compliance and safety within building control.

5. The development hereby approved shall not be occupied unless and 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 dwelling and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter.

Separate PDF file submitted with this application (file – Goring Way cond 5 energy.pdf)

6. Prior to any development above damp-proof course (DPC) level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Planning Statement (ECE Planning - January 2025), shall be submitted to and approved in writing by the Local Planning Authority. The enhancement measures shall be implemented in accordance with the approved details prior to first occupation of any part of the development and all features shall be retained in that manner thereafter.

Separate PDF file submitted with this application (file – Goring Way cond 6 Biodiversity enhancement.pdf)

7 All activity at the site is to be carried out in strict accordance with the Arboricultural Report (LAR2501- ARB-REP-0140 Dated 01/25) and Tree Protection Plan (0110 P02 dated 09/01/25).

8. Notwithstanding the provisions of 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 extensions (including porches or dormer windows) to the dwelling-house shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the local planning authority on an application in that behalf.

9. No part of the development shall be first occupied unless and until a scheme for the incorporation of Sustainable Drainage Features (SUDs) has been submitted to and approved in writing by the Local Planning Authority. The details and features subsequently approved must be implemented in accordance with this scheme and thereafter be retained at all times for their designated purpose.

Commissioned with GeoSmart – to be supplied as soon as received.

10. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Contractor to ensure compliance and provide evidence if reqd

11. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. The spaces so provided shall be retained in perpetuity.

Proposed storage unit to be constructed and positioned as shown on plans

Separate PDF file submitted with this application (file – Goring Way cond 11 cycles.pdf)

13. Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies: This planning permission relates to a development which consists of no more than 9 dwellings; is carried out on a site which has an area of no larger than 0.5 hectares; and consists exclusively of dwellings which are self-build or custom housebuilding. Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).