Henry Adams
planning

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

July 2022

Dear Sir/Madam,

The Old Barn, 42 Felpham Road, Felpham, PO22 7DF
Approval of details reserved by condition imposed under ref FP/14/22/PL

Henry Adams LLP act on behalf of Ms H Godfrey in respect of the above application. This application seeks to discharge conditions 6 and 7 of application ref FP/14/22/PL.

Please find enclosed the following information in application to discharge the planning conditions, in reference to the above approval:

Condition 6 states:

"Prior to occupation of the converted dwelling details of Biodiversity Net Gain shall be submitted to and approved by the Local Planning Authority. The details so approved shall be implemented no later than 6 months following the occupation of the dwelling and permanently retained thereafter."

The Ecology Partnership were instructed to undertake a Preliminary Biodiversity Net Gain calculation at the site, in order to ascertain as to whether the above condition can be met. The DEFRA small sites metric tool has been used to calculate a measurable net gain on the site, which is previously developed land dominated by hardstanding.

The habitats present on site were considered to have very low value with regards to biodiversity. Due to the conversion of the building to residential, the hardstanding area to the East of the site will be converted into a residential garden, with an ornamental bed and a small area of bare earth.

The calculation summarises that there is a large percentage net gain anticipated with regard to both habitat units, and hedgerow units. The net gain equates to a percentage increase of

106.83% in terms of increase in habitat units. The new planting within the borders will be stocked with species listed on the RHA Plants for Pollinators list, and a bird box will be erected on site.

As a result of the imposition of these factors, the proposal will result in a biodiversity net gain, and the requirements of Condition 6 will be met.

Condition 7 states:

"The converted dwelling 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 incorporate decentralised, renewable and low carbon energy supply systems including full details of solar panels or air source pumps. 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."

The attached Sustainability statement meets the requirements of Condition 7 of the previous permission. This is it demonstrates the proposed development will incorporate renewable and low carbon energy systems.

The attached report submitted details that the most suitable form of energy systems for the property is Solar PV panels, which will achieve a reduction in CO2 emissions of at least 10%. 3kW of Solar PV will be located on the flat roof, angled at a minimum of 15 degrees towards the South. The panels will thereafter be permanently retained and maintained in good working order. Therefore, it is demonstrated that the proposal conforms to the requirements of Condition 7, and Policy ECC SP2 of the Arun Local Plan.

Summary

For all of the above reasons we trust that Conditions 6 and 7 can now be agreed. In the meantime, we look forward to receiving an acknowledgement of receipt at your earliest convenience.

Yours Sincerely,

[redacted]

Zac Denton
Planner
Henry Adams LLP