BRETT INCORPORATED
PLANNING AND DEVELOPMENT SERVICES
LIMITED

November 11 2024

Our Ref.: 1221.38

Your Ref.: DC/23/2037

Dear Emma,

DC/23/2037 – Replacement commercial units for B2/B8/E(g)* (formerly B1) use along with additional communal parking at Firsland Park Industrial Estate, Henfield Road, Albourne

I enclose herewith an application that seeks discharge of details pursuant to Pre-Occupation Conditions 5, 6 & 7 of the above permission.

Condition 5

This application was submitted prior to the obligatory requirement to demonstrate 10% Biodiversity Net Gain with all relevant developments, as a result of which this development is exempt from demonstrating such. Condition 9 of the permission requires the development to be carried out in accordance with the Preliminary Ecological Appraisal by the Ecology Co-op submitted with the application, which includes opportunities for ecological enhancement. The attached report dated June 2024 by EAS Ltd sets out suitable measures for ecological enhancement in compliance with condition 5.

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Condition 6

Notwithstanding the Government's view that lighting is outside planning control, that there are no conditions that limit or otherwise control external lighting on the premises and that there are currently no plans or Building Regulation requirements to install external lighting save for movement activated low output emergency lighting along the escape routes to the rear of the buildings during a fire event, the report dated June 2024 by EAS Ltd sets out at section 5 how any external lighting that is ultimately installed at the site will be designed for biodiversity. In particular, paragraph 5.4 details the measures that External lighting will be subjected to in accordance with condition 6.

Condition 7

Regarding cycle parking, whilst all parking at this Estate is communal and experience shows that any cycles are stored within the units, it is anticipated that there will only be demand for between five and eight cycle spaces, so one shared facility shown below, or similar deign, will be provided to serve this development. Should there be demand for more spaces then a second unit will be added. The siting of this shelter is shown on drawing 1221.38/01. Cycles can be padlocked to the bars for security and will be protected from the elements by the Perspex cover that will be kept clean by rainfall.



Great Quality Bike Shelter Ideal for a number of applications from Schools and Local Authorities to Commercial and Residential Developements

Product Name: Eco Cycle Shelter and Rack

Product Code: USP/ES8/4HR

Size: 3050 mm Long x 2040 mm Wide x 2100 mm High

Description:

8 Cycle Capacity Shelter Complete with Sheffield toast rack

I trust this clarifies the nature of the application that I hope will be approved as soon as possible. You will be aware conditions 3 and 4 are to be discharged under two separate applications already submitted.

Yours sincerely,



Simon Brett