PLANNING STATEMENT
Discharge of conditions

1. **Introduction**
   This statement accompanies a Discharge of conditions application for the proposed Dwelling at Land to the side of 1 Quarry Way, Southwater, West Sussex RH13 9ST. The application seeks approval of the following conditions:
   a. **3 Pre-Commencement Condition**: No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority. i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil) ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities The approved details shall be adhered to throughout the construction period.
   b. **4 Pre-Commencement Condition**: No development shall commence until precise details (to include details shown on a plan) of the existing and proposed finished floor levels and external ground levels of the development in relation to nearby datum points adjoining the application site have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.
   c. **6 Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.
   d. **8 Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a scheme for the provision of electrical vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be installed prior to first occupation of the development and shall thereafter remain as such.
   e. **9 Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details of all boundary walls and/or fences shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied (or use hereby permitted commenced) until the boundary treatments associated with that dwelling (or use) have been implemented as approved. The boundary treatments shall thereafter be maintained in accordance with the approved details.

2. **Condition documentation**
    a. **3 Pre-Commencement Condition**
        i. The attached site set up plan shows the location of the site amenity, material storage, delivery and notes on wheel cleaning and dust suppression.
    b. **4 Pre-Commencement Condition**
        i. The attached proposed site plan and site street scene highlight land levels, FFl and the levels of the neighbouring buildings.
    c. **6 Pre-Commencement (Slab Level) Condition**
        i. The attached proposed elevations include the materials schedule for review. If physical materials are we required we can supply these on request.
    d. **8 Pre-Occupation Condition**
        i. The attached proposed site plan highlights the location of Electric vehicle charging point provisions.
    e. **9 Pre-Occupation Condition**
        i. The attached proposed elevation and proposed site plan show the location and style of the 1.8m high timber feather edged fencing to match existing.