PLANNING STATEMENT

24th January 2024

DISCHARGE OF CONDITIONS 3 & 6 – PLANNING APPROVAL DC/23/0338

ACACIA HOUSE, 110 MANOR FIELDS, HORSHAM, RH13 6SG

Conversion of existing 8-bedroom detached dwelling into 4No 1-bedroom self-contained flats for supported living for adults.

Further to the approval of Planning Application DC/23/0338, a submission is now being made for Discharge of Conditions 3 and 6.

Condition 3 – Construction Site Set Up

Please refer to Dwg No MFS-AHP-0-XX-SI-A-0404-P02, which shows the proposed site set up.

3i) –

- The site will be secured on the Front boundary with temporary Heras Type, wire mesh fencing, approx. 2m high, with separate gated access for pedestrians and vehicles.
- Loading and un-loading of materials will take place on the existing hard standing in the front garden.
- A skip for disposal of waste material, of a size relevant for the work stage, will be stored on the hardstanding in the front garden.
- Staff Office, Welfare Facilities, Materials and Plant Storage will all be located in the rear garden.

3ii) –

- The existing hardstanding in the front garden is to be retained until the project is nearing completion, when it is to be replaced with new permeable brick pavings laid to provide level access to the building.
- The use of the existing hard standing will mean that delivery vehicles will not be driving over muddy areas and the wheels of vehicles will remain clean and not require washing.
- The Main Contractor is aware of the need to avoid disruption to the public and that the footpath and highway must be kept clean.
- If needed, a pressure hose and brushes will be available to clean wheels before vehicles leave the site.
- Most of the demolition will be taking place internally on this project.
- Damping down and misting will be used to supress dust when necessary.

Condition 6 – Cycle and Mobility Scooter Storage

Please refer to Dwg No MFS-AHP-0-XX-SI-A-0405-P01, which shows the proposed cycle store and mobility scooter stores.

Cycles - It is proposed that cycles will be stored in the rear garden. The existing shed, 2.4m x 3m on plan, will have a cycle rack for 5No cycles located within it. The Store will be lockable and have suitable lighting.

Mobility Scooter – It is proposed to locate a shed, approx. 1.5m x 2.5m on plan, in the front garden adjacent to the existing fence on the left of the building. This shed will be lockable, have lighting and power to charge scooter batteries. There will be paved, level access from the entrance to the building to the Store and to the back of pavement. Our client anticipates that provision for one scooter will be sufficient for the needs of residents at this property.