

High Beech
Mill Lane
Lower Beeding
RH13 6PX

Dear Planning,

Ref: DC/24/0568 – High Beech, Mill Lane. RH13 6PX

I have attached everything needed to discharge the pre-commencement and pre-occupation conditions outlined in the delegated report and decision notice of the above planning application.

Ref in Decision Notice	Description	Type	Response
1	Plans Condition: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.	Plans	Duly noted
2	Standard Time Condition: The development hereby permitted shall begin before the expiration of three years from the date of this permission.	Plans	Duly noted
3	Pre-Commencement (Slab Level) Condition: No new-build 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.	Pre-commencement	See 'Materials Board.pdf'
5	Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.	Pre-occupation	See 'High Beech-Landscape Plan for Planning (Front) A2@1.100.pdf'

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6	Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.	Pre-occupation	The current dwelling already has a 7kW charging point with type 2 connector
7	Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection has been provided to the premises.	Pre-occupation	The dwelling will have gigabit networking throughout.
8	Pre-Occupation Condition: The development hereby permitted shall not be occupied until a lighting design scheme for biodiversity has been submitted to and approved in writing by the Local Planning Authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.	Pre-occupation	See 'High Beech-Landscape Plan Lighting for Planning (Front) A2@1.100.pdf'

Ref in Decision Notice	Description	Type	Response
9	Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until a plan showing the layout of the proposed development and the provision of car parking spaces (including garages where applicable) for vehicles has been submitted to and approved in writing by the Local Planning Authority. The dwelling hereby permitted shall not be occupied until the parking spaces associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.	Pre-occupation	See 'High Beech-Landscape Plan for Planning (Front) A2@1.100.pdf'
10	Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until details of secure and covered cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the approved cycle parking facilities associated with that dwelling or use have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.	Pre-occupation	There is a police rated Asgard cycle shelter on site
11	Regulatory Condition: The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.	Regulatory	Duly noted
12	Regulatory Condition: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays	Regulatory	Duly noted

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13	Regulatory Condition: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or reenacting that Order no development falling within Classes A, AA, B and C of Part 1 or Class AD of Part 20 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.	Regulatory	Duly noted

I have attached the following documents to the application:

1. 'materials board.pdf' showing the schedule of materials and finishes
2. 'High Beech- Landscape Plan for Planning Front.pdf' showing parking, electric car charging point and bin store
3. 'High Beech- Landscape Plan Lighting for Planning Front.pdf' showing lighting design

Regulatory and Plans conditions are duly noted and will be complied with.

Regards,

Julie Cole (homeowner)