September 2009

FAO: Carlos Hone
Development Control
ADUR District Council
Civic Centre
Ham Road
Shoreham-by-sea
West Sussex
BN43 6PR

Application Number ADC/0379/07
Site: Land to Rear of 22 Steepdown Road, Sompting
Proposal: 2 Semi-detached chalet-style bungalows (using existing access to 22 Steepdown Road)

In respect of the above planning approval, due to restraints on the developer it is requested that condition No.14 (The proposed dwellings shall achieve efficient environmental performance by, prior to their occupation, being completed to achieve at least level 3 of the Code for Sustainable homes in accordance with details submitted to and approved in writing by the Local Planning Authority.) be relaxed to allow the developer to build to the original specification without achieving a Code for Sustainable Homes assessment or level 3 rating. The reasons for this are as follows:

The site was procured mid-construction and information from the previous developer who went into Administration, has been difficult to obtain. This information that would be used to catalogue and provide evidence towards achieving credits under the Code for Sustainable homes 'Materials' category is not available and subsequently although the original specification is being used, without the proof, a code assessment would be costly to the developer without guarantees that a code level 3 will be achieved with this missing information.

A Site Waste Management Plan, which is another requirement under the Code for Sustainable homes, was not available from the previous developer. Again, this would have an effect on the available credits for this category. A Site Waste Management Plan has been drawn up by the new developer, as it is a legal requirement, however this has only allowed for site waste produced after acquisition of the site. A copy of which is attached.

A subsequent planning application made ADC/0267/09 for a detached 5 bedroom dwelling by the owner does not require a code rating to be met. It has been noted that since the withdrawal of the Adur Core Strategy there is no Local Plan Policy which requires new dwellings to achieve level 3 of Code for Sustainable homes. In light of this would the enforcement of condition 14 be necessary?

The requirements for 'Lifetime Homes' standards are to be maintained and this will ensure the development complies with the South East Policy CC5 'Supporting an Ageing Population'.

The original specification anticipated an efficient environmental performance but due to the method of assessment for Code for Sustainable Homes it is unlikely that a level 3 rating would be achieved easily due to the constraints of acquiring the site mid-construction without any information forthcoming from the previous developer/owner.

Please contact Mr. Charman directly with your comments regarding this issue and if it is possible remove the planning condition.

Yours faithfully

[redacted]

Katharine Conry BSc (Hons) ICIOB

On Behalf of Mr. Charman