MSA LLP/31540/1/030

16 March 2023

BY E-MAIL

MICHAEL SPARKS ASSOCIATES

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Mr. Peter Barnett
Development Management
Adur & Worthing Councils
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS

Dear Mr. Barnett,

5 COMMERCE WAY, LANCING BUSINESS PARK

Planning Application submitted via the Planning Portal (reference PP-12004855).

Application to discharge Conditions 5, 9, and 10 of permission ref. AWDM/0343/22 for the erection of a building for B8 Storage and Distribution Use (with ancillary offices), car parking, service yard areas and associated works.

This letter accompanies an application for the discharge of Conditions 5, 9, and 10 of the full planning permission (ref. AWDM/0343/22) relating to the redevelopment of the employment site at 5 Commerce Way, Lancing Business Park, BN15 8TA.

In addition to the required application forms, in accordance with the requirements of the Development Management Procedure Order 2015, the following information has been provided to support this application:

Condition 5 – Air Quality Mitigation Measures

1. GA Site Plan & Landscape Finishes – 2346-001 Rev. E
2. EV Charging Details – 2346-PGG-08-A
3. ICS Datasheet
4. EV Charging Fee Proposal – Faircloth Construction Ltd.
5. Instruction – CSA

To discharge Condition 5, details of air quality mitigation measures are submitted in the form of plans and a specification sheet, detailing proposed additional electric vehicle (EV) charging points that will be installed at the site.

The approved Site Plan (ref. 2346-P01) currently shows that there will be two EV charging points at the site, serving four parking bays. To meet the requirements of Condition 5, the applicant proposes two further EV charging points, to serve eight parking bays in total.

Condition 5 requires that the Air Quality mitigation measures shall be equal to the value of £6,541.00. The installation of four EV charging points exceeds this requirement, costing approximately £7,230.35 as demonstrated by the submitted cost sheets. This provision reflects the applicant's commitment to delivering a high-quality, environmentally sustainable development in Lancing.

Condition 9 – Cycle Parking Details

1. Blox A – Cycle Shelter Specification Sheet
2. General Arrangement Becx A 4.1 Open Front – BEXA-4100-1.000 Rev. A
3. GA Site Plan & Landscape Finishes – 2346-001 Rev. E

Condition 10 – EV Charging Details

1. GA Site Plan & Landscape Finishes – 2346-001 Rev. E
2. EV Charging Details – 2346-PGG-08-A
3. ICS Datasheet

Payment of the required application fee has been made via the planning portal.

I trust that this submission provides sufficient information to allow the discharge of Conditions 5, 9, and 10. Should you require any further information then please let me know.

Yours sincerely,

[redacted]

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