LEWIS&CO

TOWN PLANNING CONSULTANTS
2 Port Hall Road Brighton BN1 5PD
T 01273 413700
E admin@lewisplanning.co.uk
W www.lewisplanning.co.uk

Planning Services
Adur & Worthing Councils
Worthing Town Hall
Chapel Road
Worthing
West Sussex
BN11 1HA

04 November 2026

Dear Sir/Madam,

Application for Approval of Details Reserved by Condition
Land to the West of 2 Brighton Road, Lancing BN15 8RH
Appeal Ref: APP/Y3805/W/25/3374094

We act on behalf of Mr and Mrs Creasey and write to submit details pursuant to the discharge of pre-commencement conditions attached to the planning permission granted by the Planning Inspectorate under Appeal Ref. APP/Y3805/W/25/3374094.

This application seeks the approval of details required by Conditions 3, 6, 7 and 8 of the appeal decision prior to the commencement of development.

The Conditions

3) Development shall not begin until a construction management plan has been submitted to and approved in writing by the local planning authority, including hours of working. The development shall be undertaken in full accordance with the details approved.

6) No development above ground level shall take place until a scheme of energy efficiency measures has been submitted to and approved by the local planning authority. The dwelling shall incorporate the approved measures.

7) No development above ground level shall take place until details of all external facing materials have been submitted to and approved in writing by

Lewis and Co Planning South East Limited
Company Number 05809390, Registered in England and Wales
Registered Office: Preston Park House, South Road,
Brighton, BN1 6SB

TOWN PLANNING CONSULTANTS
2 Port Hall Road Brighton BN1 5PD
T 01273 413700
E admin@lewisplanning.co.uk
W www.lewisplanning.co.uk

the local planning authority. The development shall be carried out in accordance with the approved details.

8) No development above ground level shall take place until a scheme of hard and soft landscaping including boundary treatment has been submitted to and approved in writing by the local planning authority. Before the development is first occupied the landscaping works shall be carried out in accordance with the approved details and implementation programme.

The submission package comprises the following documents:

Condition 3 - Construction Management Plan

Submitted Information

1. ABIR Architects' Drawing 0640.PL.1002 Proposed Site Logistics Plan (CMP).

2. Supplementary Construction Management Plan Statement, providing additional information in relation to:
    - construction working hours;
    - site management arrangements;
    - maintenance of access for the Environment Agency;
    - delivery management;
    - dust and noise control measures;
    - highway cleanliness;
    - waste management;
    - site security arrangements.

The submitted Construction Management Plan and accompanying Site Logistics Plan provide sufficient information to satisfy the requirements of Condition 3. The details clearly identify how the construction process will be managed, including contractor parking arrangements, welfare facilities, materials storage areas, loading and unloading procedures, site security measures, and the management of access for neighbouring properties and the wider public. The submitted information

TOWN PLANNING CONSULTANTS
2 Port Hall Road Brighton BN1 5PD
T 01273 413700
E admin@lewisplanning.co.uk
W www.lewisplanning.co.uk

demonstrates that appropriate provision has been made to minimise disruption to surrounding occupiers, maintain safe pedestrian and vehicular movement in the vicinity of the site, and ensure that construction activities can be undertaken in a safe and orderly manner.

Particular consideration has been given to the constrained nature of the site through the use of the additional compound area at Drumconner, thereby reducing pressure on the development site itself and enabling construction activities to be effectively managed. The proposals also include measures to control deliveries, maintain communication with neighbouring occupiers, protect public safety and minimise disturbance during the construction phase.

The Local Planning Authority can therefore be satisfied that an appropriate Construction Management Plan has been submitted and that the requirements of Condition 3 have been fully met.

Conditions 6 Energy Efficiency Measures & 7 External Facing Materials

Submitted Information

ABIR Architects' Document "*Discharge of Planning Condition 6 & 7*", providing details of:

- energy efficiency measures proposed within the development; and
- external facing materials

Condition 6 - Energy Efficiency Measures

The submitted Energy Efficiency Statement provides a comprehensive scheme of energy efficiency measures and is sufficient to satisfy the requirements of Condition 6. The document demonstrates that sustainability considerations have been embedded within the design from the outset through a fabric-first approach, high levels of insulation, enhanced airtightness, passive solar design principles and the incorporation of low-carbon technologies. The scheme proposes a range of measures including an air source heat pump, underfloor heating, triple glazing, mechanical ventilation with heat recovery (MVHR), solar photovoltaic panels with battery storage

TOWN PLANNING CONSULTANTS
2 Port Hall Road Brighton BN1 5PD
T 01273 413700
E admin@lewisplanning.co.uk
W www.lewisplanning.co.uk

provision, smart energy controls, electric vehicle charging infrastructure and measures to minimise overheating.

The statement further confirms that the dwelling will be specified to meet or exceed current Building Regulations requirements and seeks to align with the forthcoming Future Homes Standard.

Taken together, the submitted details provide a clear and robust strategy for reducing energy demand, lowering carbon emissions and delivering a highly sustainable dwelling. The Local Planning Authority can therefore be satisfied that an appropriate scheme of energy efficiency measures has been submitted and that the requirements of Condition 6 have been fully met

Condition 7 – External Materials

The submitted details are considered sufficient to discharge Condition 7. The application is accompanied by detailed information identifying all principal external materials, including handmade clay roof tiles, traditional rendered wall finishes, untreated natural timber boarding, bronze powder-coated aluminium windows and doors, glazed balustrading and reinforced concrete flood protection structures.

The accompanying visualisations demonstrate how these materials will be combined within the architectural composition of the dwelling and confirm that the palette has been carefully selected to respond positively to the coastal character of Brighton Road and the wider beachside setting. The proposed materials are of a high quality and will result in an attractive and coherent form of development that accords with the design objectives of the appeal permission.
The Local Planning Authority can therefore be satisfied that the materials proposed will secure an acceptable appearance and should conclude that Condition 7 has been fully satisfied.

TOWN PLANNING CONSULTANTS
2 Port Hall Road Brighton BN1 5PD
T 01273 413700
E admin@lewisplanning.co.uk
W www.lewisplanning.co.uk

Condition 8 - Landscaping, Planting and Boundary Treatments

Submitted Information

ABIR Architects' Drawing 0640.PL.1001 Proposed Landscape Plan & Details, providing details in relation to:

- hard landscaping;
- soft landscaping;
- boundary treatments;
- vegetated shingle habitat creation;
- ecological enhancement measures;
- implementation and aftercare arrangements.

Condition 8

The submitted landscaping scheme provides comprehensive details of both the hard and soft landscaping works required by Condition 8. The proposals include boundary treatments, areas of native vegetated shingle planting, ecological enhancements, bird boxes, hard surfacing treatments, flood defence structures and a long-term establishment and management strategy.

Particular care has been taken to ensure that the landscape design responds directly to the unique coastal environment of Lancing Beach through the use of locally appropriate shingle habitat and species of local provenance. The scheme will integrate the development successfully within its surroundings whilst delivering meaningful biodiversity and ecological benefits.

The information submitted allows the Local Planning Authority to fully assess the proposed landscaping works and their implementation. The scheme represents a high-quality landscape solution which will enhance the appearance of the site and its contribution to the local character of the area. Accordingly, the details submitted are considered sufficient to discharge Condition 8 and demonstrate an acceptable form of development.

Submission

Taken together, the submitted details provide a comprehensive response to Conditions 3, 6, 7 and 8 of the appeal decision and demonstrate that the

TOWN PLANNING CONSULTANTS
2 Port Hall Road Brighton BN1 5PD
T 01273 413700
E admin@lewisplanning.co.uk
W www.lewisplanning.co.uk

development can be implemented in a manner that is sustainable, visually attractive, appropriately landscaped and responsibly managed during construction.

We would be grateful if the Local Planning Authority would confirm discharge of Conditions 3, 6, 7 and 8 at the earliest opportunity so that development can proceed in accordance with the appeal permission.

Should any additional clarification be required during the determination of this submission, please contact the undersigned.

Yours faithfully,

Lewis & Co Planning