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Our Ref. KM.ADC.070921

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad0041/07
DATE RECEIVED

26th September 2007

Dear Keith

26 DOLPHIN ROAD, SHOREHAM-BY-SEA - OUTLINE APPROVAL ADC/0041/07 AMENDMENT OF PREVIOUS PERMISSION TO CARRY OUT DEVELOPMENT IN TWO PHASES AND DELETION OF CONDITIONS 18 AND 19

Further to our recent communication with regard to the Reserved Matters Application in respect of the above that is currently with you, we enclose, as requested our formal application for this redevelopment to be carried out in two phases and for the deletion of Conditions 18 and 19 of Planning Permission ADC/0041/07, as itemised below.

Proposed Phased Construction

As you are aware this is a redevelopment of an existing site and it is likely the current occupant of 26 Dolphin Road on the southern part of the site will remain in occupation until the expiry of their Lease. It is therefore proposed, in order that this development can proceed, that the scheme be built in two phases, i.e. Units 1 – 5 with the remaining units 6-10. It should be noted that the loading and car parking provision for the prospective units can be accommodated in a phased development and also allow the business operation of the existing Tenant on the southern part of the site to continue. We therefore formally request that the proposed redevelopment can be carried out in two phases and enclose our detailed plan indicating the phasing, drawing reference SHDR-26.01B.

ADC/0041/07 – Deletion of Condition 18

We understand that currently the Adur Core Strategy has been withdrawn and whilst Policy EN encourages and promotes sustainable energy efficiency, you will no longer be imposing these conditions. We had spoken previously regarding the difficulties in meeting the minimum requirement for on-site renewable energy for two reasons, one that at this stage we do not have a specific occupant for the development and provision of heating and lighting are those which are the responsibility of the Tenant. It should also be noted that the provision for on-site renewable energy generation in view of the limited size of this development and unknown occupant's requirement does not make such a facility economically viable. We therefore request that this condition be deleted.

All business transacted in accordance with the company's **TERMS OF BUSINESS**, hard copy available on request or see our website **www.hargreaves.co.uk**
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Directors: Neville H Andrew FRICS, Richard R Andrew MRICS ACMI, Ruth Andrew, John Hazelwood ACMA (Company Secretary)

K. Morgan Esq
Adur District Council

26th September 2007

26 DOLPHIN ROAD, SHOREHAM

ADC/0041/07 – Deletion of Condition 19

We understand that currently the Adur Core Strategy has been withdrawn and we therefore request that the requirement for the building to meet the BREEAM Standard 'very good' or equivalent will no longer be imposed. We wish to confirm, however, that the proposed building will comply with the latest Building Regulation approvals reference L2A "Conservation of fuel and power in new buildings other than dwellings" which came into effect on April 2006 which limits both heat gains and losses from such buildings and whilst we do not know the particular occupant's requirements there is an obligation to provide the owner with sufficient information about the building and services in such manner as to use no more fuel and power than is reasonable in such circumstances. I trust the above will show efficient environmental performance of the building but formally request that the requirements specified in Condition 19 be deleted.

We trust the above proposals are acceptable to you but should you require any further information in respect of this application please do not hesitate to contact me.

Thanking you for your assistance in respect of this matter.

Yours faithfull[redacted]

ROGER ELKINS

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