



Planning Statement

Plot 1 - Townhouse Farm, Church Lane

Discharge of Condition Application RE Application
DM/24/3126 at

Plot 1 – Townhouse Farm, Church Lane,
Ardingly, RH17 6UR

Planning Statement
on Behalf of
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1. Introduction

- 1.1 This is a Planning Statement prepared to accompany the Discharge of Conditions Application RE application DM/24/3126, whereby conditions were varied on DM/23/2282 at Plot 1 - Townhouse Farm.
- 1.2 This application includes details relating to the following pre-commencement (excluding demolition) / pre-occupation conditions for Plot 1 only:
- Condition 3 – Foul and Surface Water Drainage
 - Condition 4 – Flood Risk Management Measures
 - Condition 5 – Materials
 - Condition 6 – Construction Details
 - Condition 9 – Gates and Fences
 - Condition 10 – Pool Elevations and Sections
 - Condition 14 – Contamination
 - Condition 17 – Secure Cycle Parking
- 1.3 Demolition of the existing cottages on Plot 1 commenced on 20th June and was completed 15th August 2024. This follows approval of Variation of Condition application DM/23/1431 whereby Condition 3 (Foul and Surface Water Drainage) was varied to allow for discharge per plot, and all pre commencement conditions were varied to allow for demolition prior to discharge.

2. Statement

2.1 **Condition 3 – Foul and Surface Water Drainage**

- 2.1.1 This application is accompanied by a proposed Drainage Scheme and supplementary information prepared by Creative Structures. Please refer to Creative Structures 24-080-61,62,63 and 24-080 – Drainage Information for DoC for further information.

2.2 **Condition 4 – Flood Risk Management Measures**

- 2.2.1 This application is accompanied by an updated Flood Risk Assessment from CGS Civils to include Flood Risk Management Measures to be implemented, as well as reflect the updated landscaping layouts

approved under Variation of Condition Application DM/24/3126. Please refer to C2975 FRA - Building Measures for further information.

2.3 **Condition 5 – Materials**

2.3.1 The following materials are proposed to be used in the formation of the new house and detached garage/ home office.

- Facing Bricks:



Old Clamp Handmade Bricks 215 x 50mm

<https://www.yorkhandmade.co.uk/old-clamp-handmade-bricks>

- Facing Stonework:



Wealden Sussex Sandstone Coarse Tooled Walling (CHT)

<https://www.lamsbricks.com/products/stone/walling/wealden-sussex-sandstone-coarse-tooled-walling?q=ashlar>

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- Tiles:



Mixture of GB-Sol PV Slates and Gallegas 39 (Formerly SIGA 39) Natural Slates

<https://www.sigroofing.co.uk/products/gallegas-39/>

<https://gb-sol.co.uk/products/pv-slate/>

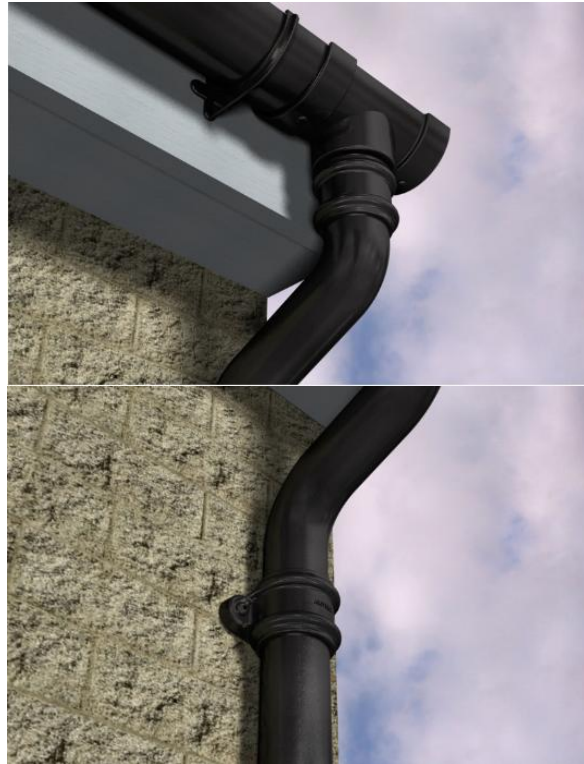
- Timber Weatherboarding:



Permachar Charred Larch Timber in Raven finish

<https://permachar.co.uk/product/charred-timber-cladding-raven/>

- Gutters and Downpipes:



Alutec Tudor cast aluminium traditional half round gutters and circular downpipes

<https://marleyalutec.co.uk/products/half-round-gutter-systems/traditional-half-round/?categoryId=33568>

<https://marleyalutec.co.uk/products/downpipes/tudor-aluminium-circular-downpipes/?categoryId=22198>

2.4 **Condition 6 – Construction Details**

2.4.1 This application is accompanied by the following brochures/ drawings which illustrate the requested elements as follow:

- Windows:
 - Bereco Brochures – Contemporary Sliding Sash Cords Weights Elevations and 0401-0500 Contemporary-SS SB Double Glazed Sections v1.3
- Entrance Doors:
 - 1101-1200 – Contemporary Flush Entrance Doors Open In Double Glazed Sections v1.3
- Sliding Doors:
 - IQ Minimal Windows Sliding Door Product Data Sheet
- Garage Doors:

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- DOC.02 - Elevation and Section Details - Garage Doors
 - Eaves:
 - DOC.01 – Section Detail - Typical Pitched Roof Eaves Detail
 - Chimney Stack and Pot:
 - DOC.03 – Section Detail – Chimney Stack and Pot

2.5 **Condition 9 – Gates and Fences**

2.5.1 As indicated in the approved Landscaping Drawings:

Fencing in locations as indicate to be 1.2m Chestnut square post and 2 cleft chestnut rail fence system with stock mesh such as the below:



Such as: <https://www.chartfencing.co.uk/Chestnut-Cleft-Post-for-Two-Rails/1215.0>

Gates in locations as indicated to be treated timber 5 bar field gate such as the below:



Such as: <https://www.chartfencing.co.uk/Charlton-Forester-Five-Bar-Gate/14001>

2.6 **Condition 10 – Pool Plant/ Screening Elevations and Sections**

- 2.6.1 The 'pool pod' is no longer required, as pool plant will be installed in a dedicated pool plant room within the basement area. The pool ASHP will be located next to the main house ASHP, by the outbuilding. The location of the main house ASHP is as approved. Therefore, drawings / additional information should no longer be required to discharge this condition.

2.7 **Condition 14 – Contamination**

- 2.7.1 During the demolition of the cottages, a historic oil spill due to a suspected oil theft from the vacant cottages was remediated. Please see following documents in relation to remediation/ validation works:
- Analytical Report Number: 24-033691
 - Analytical Report Number: 24-033692
 - EES 24.148.1 - Remediation and Validation Works Letter

2.8 **Condition 17 – Secure Cycle Parking**

- 2.8.1 This application is accompanied by approved drawing PL116A Garage Outbuilding - Plans and Sections - As Proposed. This drawing shows the secure cycle parking within the garage.