

Details for Conditions being discharged, along with attached evidence.

The conditions being discharged are noted below. Some require viewing attached evidence which is noted in the Covering Letter, and for avoidance of doubt within the details noted for each condition.

Condition 6

Whilst condition 6, which refers to land contamination, is a pre-commencement condition it is noted that a validation report is required for conclusion of the condition once remediation has occurred.

The original Land Contamination report used for discharging the pre-commencement condition is included and named **CRM.1201.001.GE.R001 Report LR.pdf**. This noted that there was an elevated level of lead in the soil. The Generally Accepted Criteria (GAC) value, for planning purposes, is 200 mg/Kg, but the soil lead value was around 450. The contamination report requested we remove 600mm of soil and replace with 400mm of subsoil and 200mm of top soil over a Terram layer for all soft landscaping area, which are notably the three gardens, and the two forecourt areas encapsulated in yew hedges. See attached landscaping drawing, document **1-08_101-3.C_Planting_A1.pdf**, to view the soft landscaping areas described.

The validation report, attached document **CRM.1201.001.GE.L.001.pdf**, shows trenches and depths to show the Terram, as well as an analysis of the soils that shows all GAC values are below the planning's Soil Guideline Values (SGL's).

The validation report shows that condition 6 of planning decision 131337 can be discharged.

Condition 17

Condition 17 describes the need for hand and soft landscaping but notes the requirement to plant in the appropriate season. Document **1-08_101-3.C_Planting_A1.pdf** notes the planting required. Also notes is document **1-08_101-1.E_Hard landscape_A1.pdf** which shows the hard landscaping areas.

Both documents are noted to give context to the following photos that show the hard landscaping and soft landscaping are complete. The soft landscaping was completed at the end of October 2018 in order to plant the trees at the correct time which the following photographs show. They are attachments to this application as well as embedded in this discharge document.

AerialViewHardLandscaping.jpg	Elevated view of hard landscaping in forecourt of development.
SoftLandscapingForecourt.jpg	View of the soft landscaping in the forecourt area of the development.
1AldworthRiseTreeAtBack.jpg	View of tree in back garden of 1 Aldworth Rise - formerly plot 1
3AldworthRiseTreeAtBack.jpg	View of tree in back garden of 3 Aldworth Rise - formerly plot 3



Fig 1: AerialViewHardLandscaping.jpg

Figure 1 shows the hard landscaping, and car parking spaced (one consumed by builder's portaloos and ladders). The picture is intended for context, as the attachment to the application can be zoomed into with a photoviewer.



Fig 2: SoftLandscapingForecourt.jpg

Figure 2 shows the softlandscaping including the two hornbeam trees and yew hedges. The photograph is included in the application attachment if zooming in is required.



Fig 3: 1AldworthRiseTreeAtBack.jpg

Figure 3 shows the back garden of 1 Aldworth Rise (formerly Plot 1, Land to the Rear 52 Russell St) where to the right of the shed you can see the Malus Evereste apple tree. This photo was taken in Autumn 2018.



Fig 4: 3AldworthRiseTreeAtBack.jpg

Figure 3 shows the back garden of 3 Aldworth Rise (formerly plot 3) where to the left of the shed you can see the Malus Evereste apple tree.

All photos are also attached to the application and can be zoomed in for better clarity.

All landscaping has been completed. Albeit some yews (currently 3) are currently being nurtured back to full health. If they die they will be replaced as per condition 24 (of the planning) of planning permission 131337 stating plants and trees need to be replaced within a 5 year period if they do not recover.

The evidence above shows condition 17 can be discharged.

Condition 18

Condition 18 in the original Planning Permission has been replaced under Non Material Amendment 180513 (handled by Richard Eatough) to reflect the SAPs values in design to conforming to building regs have been complied with.

To this end there are two zip files to handle this. The first is **Design Saps EPCs.zip** which shows all the pre-build SAPs data, with the file **AsBuilt SAPs EPCs.zip** showing the as built data which conforms to Building Regs. This data has also been sent to Building Control (along with acoustics, ventilation and air tests) on Building Control application 160741 which was handled by John Pierre for issuing a final completion certificate. The Building Control's completion certificate signifies they are happy with the SAPs, having visited and reviewed all test data. Document **JJP00774.pdf** shows the completion certificates for all 3 dwellings.

Please note that the pre-built data uses addresses named "Land to the Rear 52 Russell St" and the as-built data uses addresses of "Aldworth Rise". This is due to a streetname change. I have noted all of this in the details of Condition 22 (streetname change) later in this document with the council's documentation.

The evidence shows condition 18 can be discharged.

Condition 19

Condition 19 references the lighting scheme for the forecourt and lighting at the front of the houses. Please refer to **ForecourtLightingScheme.pdf** in conjunction with this text.

The forecourt is shared by all three dwellings. The parking areas have four low energy low level bollards in the area. The bollards are located on the document referenced above. The bollards are of a contemporary design in Marine 316 stainless steel (so they won't rust) and are normally used commercially opposed to residentially. The datasheet for the bollards is referred to in the attachments as **ForecourtBollardDataSheet.pdf**. The forecourt has an independent electricity supply for the bollards and automated gate. The whole ethos of the forecourt lighting is for the dwelling owners to be safe and well-lit when needed, but also to create minimal light pollution for the adjoining neighbours. To achieve this the forecourt includes three proximity sensors that are located in the scheme working on a dusk till dawn sensor that operates all four bollards in unison. They switch on with any movement within the forecourt and also if a person drives up to the automated gate. When motion isn't detected anymore the bollards will turn off after 45 seconds.

The bollards are low level (0.8M above ground level) and have 20W corn on cob like lighting in an LED form (see datasheet noted above).

The lighting on the front façade of the houses operates differently depending on the dwelling. That is to say 1 Aldworth Rise (western most dwelling) operates differently since its entrance is on the side. Due to that 1 Aldworth Rise has a light on each side of the front corner that is motion sensed (operating on dusk till dawn) as well as two further lights going down the side of the dwelling. All four independently use motion sensors on dusk till dawn lighting. The idea behind this is since 1 Aldworth Rise has a side door then there is a need to maximise the lighting in the area once motion is detected. Both the front and side lights to 1 Aldworth Rise can be overridden to be off for maintenance within the dwelling.

2 and 3 Aldworth Rise also have the same front façade light as 1 Aldworth Rise with dusk till dawn and motion sensors. All units take about 45 seconds to turn off once motion can no longer be detected. 3 Aldworth Rise (most easterly dwelling) has 3 of the sidelights on its side elevation that are also dusk till dawn motion sensed.

The lanterns on the façade for all three houses can be viewed with the data sheet **FacadeLightAll3Plots.pdf** in the attachments. The side elevation lights can be viewed with **SideLightForEndPlots.pdf**.

The forecourt lighting looks as follows at dusk (figure 5) and late night (figure 6) when triggered by movement.



Fig 5: ForecourtLightingAtDusk.jpg



Fig 6: AllForecourtLightingOn.jpg

The evidence shows Condition 19 can be discharged.

Condition 20

Condition 20 was in reference to no dwelling being occupied until the parking and turning circle had been completed. Figure 1 above shows an aerial view of the car parking and turning circle in compliance with Condition 20.

The evidence shows Condition 20 can be discharged.

Condition 21

Condition 21 is to discharge cycle stores for each dwelling. Please note that there are two types of cycle stores deployed at the development. The end units, since they have access to the rear garden via a side entrance, have a cycle store with a door opening on the longest side (see the pictures below). The middle unit has a cycle store in the forecourt, as per the pre-commencement conditions discharged for hard and soft landscaping (noted in attachment **1-08_101-1.E_Hard landscape_A1.pdf**). This unit is subtly different as it opens on the shortest side. The units are manufactured by AsgardSS, and are very popular in the market place since they are secure with high security locks..



Figure 7: 1 Aldworth Rise Cycle Store



Figure 8: 2 Aldworth Rise Cycle Store



Figure 9: 3 Aldworth Rise Cycle Store.

As can be seen, and noted, numbers 1 and 3 Aldworth Rise have an identical cycle store.

The following documents are attached to this application.

DimensionsCycleStore1and3Aldworth.pdf	Dimensions of Cycle Store of 1 and 3 Aldworth Rise
DimensionsCycleStore2Aldworth.pdf	Dimensions of Cycle Store for 2 Aldworth Rise
1AldworthRiseCycleStore.jpg	Photo of cycle store at 1 Aldworth Rise
2AldworthRiseCycleStore.jpg	Photo of cycle store at 2 Aldworth Rise
3AldworthRiseCycleStore.jpg	Photo of cycle store at 3 Aldworth Rise
CycleStore Brochure.pdf	AsgardSS Cycle Store Brochure

The documents include the dimensions for the two types of cycle store. AsgardSS do not have individual data sheets, but the Cyclestore Brochure is attached that shows, on pages 16 and 17 the cycle store used for 2 Aldworth Rise, and on pages 19 to 22 the cycle store which is used for 1 and 3 Aldworth Rise.

The evidence shows Condition 21 can be discharged.

Condition 22

Condition 22 refers to not being occupied until the Council has been notified of the addresses. We can confirm the council has issued addresses, and we are now paying Council Tax for the premises. Documentation from the Council is included in the attachments as follows

Developer Address confirmation letter.pdf	Letter from RBC confirming new Address
Aldworth_Rise_1_2_3_P2P.pdf	Plot to Postal List legend.
Aldworth_Rise_1_to_3_SNN.pdf	Map of plots

The evidence shows Condition 22 can be discharged

We can confirm all other conditions have been complied with during the build process.

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