

Ellis Associates Bexley Ltd
Building Surveyors



Ms. Parker
Land at Fontwell Avenue
Eastergate
Chichester
PO20 3RU

29th June 2021

Erection of a pair of semi- detached houses
and access on to A29

Planning support statement.
Details pursuant to condition 3, 4 and 5
of Planning application Reference Code AL/136/17/PL

The report shall be for the benefit of the addressee only. We accept no liability to any other party who may seek to rely upon the whole, or any part, of this report

Correspondence address:
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Ellis Associates Bexley Ltd Registered in England No 4387734. Registered Office:
34 The Hopstore, Old Bexley Business Park,
19 Bourne Road, Bexley, Kent, DA5 1LR

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Condition 3

Development shall not commence until full details of the proposed surface water drainage scheme have been submitted and approved in writing by the Local Planning Authority.

The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the building regulations, the recommendations of the SUDS manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage.

No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Pursuant to condition 3

See plan reference No 21/0060/P 1 OF 2

Condition 4

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning authority showing the site set up during construction. This shall include details for all temporary contractor buildings, plant and stacks of materials, provision of temporary parking of contractor vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provisions once approved and implemented shall be retained throughout the period of construction.

Pursuant to condition 4

See plan reference No 21/0060/P 2 OF 2

Condition 5

No development shall be carried out on site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details provided by the Local Planning authority and such facility shall be retained in working order throughout the period of work on site to ensure the vehicles do not carry mud and earth on to the public highway, which may cause a hazard to other road users.

Pursuant to condition 5

A wheel cleaning procedure is to be used in order to reduce the amount of mud/dirt that could potentially be deposited on the highway by vehicles exiting the site. Prior to exiting the site, vehicles will be inspected for heavy deposits on their wheels and if

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present the deposits will be removed, either manually or with a power washer. Any excess mud/dirt will be collected and appropriately disposed of. It is understood that, if required, a road sweeper will be used to clean the highway within the vicinity of the site in order to limit mud/dirt being transported out of site onto the local highway network.

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