

**Land East Of Roundstone Lane Angmering
A/268/21/PL**

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3 Development ~~is to be carried out in accordance with the approved surface water drainage scheme (Eastwood & Partners /SJE/MW rev B February 2021 and drawings 46357/061A and 46357/063A). The surface water drainage scheme shall be implemented and commissioned prior to the occupation of the showroom building. shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to 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, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter Percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage. No building / No part of the extended 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.~~

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan.

~~This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.~~

Commented [CN1]: Proposed Surface Water Drainage Scheme provided as part of the application submission.

4 ~~Development shall not commence until full details of t~~The maintenance and management of the surface water drainage system ~~shall be carried out in accordance with the External Drainage Maintenance Schedule in the approved surface water drainage scheme (Eastwood & Partners /SJE/MW rev B February 2021)~~

~~is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.~~

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan.

~~It is considered necessary for this to be a pre-commencement condition to ensure that the future maintenance and funding arrangements for the surface water disposal scheme are agreed before construction commences.~~

Commented [CN2]: Details provided as part of the application.

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5 No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area in accordance with policy TSP1 of the Arun Local Plan.

This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences.

6 Development shall be carried out in accordance with the recommendations of the submitted Phase 1 & 2 Geotechnical and Geo-Environmental Site Investigations (Eastwood & Partners 46357-001 16th December 2021 & 46357-002 Issue 2 12th April 2022). The proposed remediation measures are to be carried out in accordance with the approved scheme and are to be completed prior to occupation of the showroom building. ~~Prior to the commencement of development the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:~~

- ~~1. A preliminary risk assessment which has identified: all previous uses potential contaminants associated with these uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.~~
- ~~2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.~~
- ~~3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.~~
- ~~4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any~~

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requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved. Where demolition is required 1. and 2. above should be submitted prior to demolition. Parts 3. and 4. can take place post demolition if necessary.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with Arun Local Plan policies QE SP1 and QE DM4.

~~This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences~~

7 Prior to commencement of development a verification report demonstrating completion of the works set out in the approved Geotechnical and Geo-Environmental Investigation Remediation Strategy and the delivery of the remediation shall be submitted and approved by the Local Planning Authority. The verification report shall demonstrate that the remediation has been completed in accordance with the approved details and that the site has been reclaimed in an appropriate standard in accordance with Arun Local Plan policies QE SP1 and QE DM4.

Reason: To protect the environment and prevent harm to human health by ensuring that the remediated site has been reclaimed in an appropriate standard in accordance with Arun Local Plan policies QE SP1 and QE DM4.

~~This is required to be a pre-commencement condition because these details have to be agreed and in place before any work commences~~

Commented [CN4]: This condition is not considered necessary given the limited scope of remediation. In effect it will be controlled by the landscaping condition. Suggested comments provided notwithstanding.

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