

Planning Condition Information



The Civil Engineering Practice
11 Tungsten Building
George Street
Fishersgate
Sussex
BN41 1RA

Project	Manor Nursery, Angmering
Project Number	22995

By S Burgess

Date 20 May 2020 – Version 1.1

1 Introduction

- 1.1 This document has been created to support the discharge of the Planning Conditions associated with the application ref: A/51/14/OUT at Manor Nursery, Angmering, West Sussex.

2 Planning Condition 6

- 2.1 *'No part of the development shall be first occupied until provision has been made within the site in accordance with plans and details to be submitted to and approved by the Local Planning Authority to prevent surface water draining onto the public highway.'*

Reason: In the interests of road safety.'

- 2.2 Please see plan '102 B_Proposed Drainage Plan'. No.2 road gullies are to be provided along the channel at the site boundary, as shown, to intercept the surface water runoff entering or exiting the site.

3 Planning Condition 11

- 3.1 *'No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.'*

Reason: To encourage and promote sustainable transport.'

- 3.2 Please see the Pre occupation Travel Plan Statement version 1.1. The Travel Plan Statement was submitted as a draft to Andy Mouland and the revised version based on comments received on 26 June 2019.



4 Planning Condition 19

- 4.1 *'Construction of the development shall not commence until details of the proposed means of foul water sewerage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water. No dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.'*

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.'

- 4.2 Please see plan '102 B_Proposed Drainage Plan', schedules '103, 104, 105_B and 106_B' and Micro Drainage network results file '22995 - Manor Nursery - Foul Network 1'.

5 Planning Condition 20

- 5.1 *'The developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to protect the public water supply main.'*

Reason: To protect existing underground apparatus from damage during the construction of the development.'

- 5.2 Negotiations are underway with Southern Water and we are awaiting their response.

6 Planning Condition 21

- 6.1 *'Development shall not commence 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, 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.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan.'

- 6.2 Please see plans '102 B_Proposed Drainage Plan', schedules '103, 104, 105_B and 106_B' '60_Network Area Plan' and '11_A_Location of Proposed BRE365 Testing' and Micro Drainage network results files '22995 - Manor Nursery - Storm Network 1 to 9' and '22995 - Manor Nursery – Soakaway 1 to 9' for the proposed Surface Water Drainage design.

- 6.3 Groundwater Monitoring was undertaken by Ashdown Site Investigation Limited between December 2018 and May 2019 results are attached.
- 6.4 BRE 365 infiltration testing was undertaken by Ashdown Site Investigation Limited in June 2019 results are attached.

7 Planning Condition 22

- 7.1 *'Development shall not commence until full details of the maintenance and management of the SUDs system 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 manufacturers recommended design life. Upon completed construction of the SuDs System, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.'*

Reason: To ensure the efficient maintenance and on going operation of the SuDs system and to ensure the best practice in line with guidance set out in 'The SuDs Manual' CIRIA publication ref: C697 Chapter 22.'

- 7.2 Please see '22995 – Manor Nursery Drainage Maintenance Schedule'.

8 Planning Condition 29

- 8.1 *'No development shall take place until details of the following works have been submitted to and been approved in writing by the Local Planning Authority:*

1) Detail of measures taken to provide pedestrian and cycle linkages between the application site and the proposed development A/82/12/.

2) Measures to restrict vehicular access between the site and the development proposed in application A/82/12 to emergency vehicles only.

The dwellings hereby permitted shall not be occupied until these works have been completed in accordance with the approved details.

Reason: In the interests of highway safety.'

- 8.2 Please see plan '105 A_Pedestrian and Cycle Links' which shows details of the proposed pedestrian and cycle links.

9 Planning Condition 30

- 9.1 *'No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for the Off Site Highway Works as shown on approved plan "Proposed Highway Improvement Works 14033/01 Rev C" have*

been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the highway works.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of preserving and enhancing the character and appearance of the Angmering Conservation Area in accordance with policy GEN7 of the Arun District Local Plan and National Planning Policy Framework Paragraph 134.'

- 9.2 Please see plan '103_D_Site Layout - Proposed Surface Finishes' which shows details of the surface finishes proposed for the offsite works.