

MSDC Planning Permission DM/23/0002

DEMOLITION OF BYANDA (A SINGLE RESIDENTIAL PROPERTY AND ANCILLARY BUILDINGS) AND THE ERECTION OF A 60 BEDROOM RESIDENTIAL CARE FACILITY, WITH ASSOCIATED ACCESS, GROUND WORKS, CAR PARKING, SERVICING, PRIVATE AMENITY SPACE, LANDSCAPING, CONSTRUCTION OF SUBSTATION UNIT AND BOUNDARY TREATMENT. (UPDATED FLOOD RISK ASSESSMENT AND DRAINAGE STRATEGY RECEIVED 06/04/2023)

Byanda, Brighton Road, Hassocks, West Sussex BN6 9LX

Application for Discharge of Planning Conditions

The Council hereby notify you that they GRANT planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions: -

C1. Commencement:

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

The development to be commenced before the 12 September 2026.

C2. Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application". **Reason:** For the avoidance of doubt and in the interest of proper planning.

For the avoidance of doubt and in the interest of proper planning the development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

C3. Hours for operational deliveries

No commercial goods or commercial waste shall be loaded, unloaded, stored or otherwise handled within the application site outside the hours of 07:30 - 18:00 Hours Monday - Friday, 09:00 - 17:00 Hours, Saturday, none permitted on Sundays or Bank/Public Holidays. Reason: to protect neighbouring amenities and to accord with MSDC Policy DP29: Noise, Air and Light Pollution.

In order to protect neighbouring amenities and to accord with MSDC Policy DP29: Noise, Air and Light Pollution, no commercial goods or commercial waste shall be loaded, unloaded, stored or otherwise handled within the application site outside the hours of 07:30 - 18:00 Hours Monday - Friday, 09:00 - 17:00 Hours, Saturday, none permitted on Sundays or Bank/Public Holidays.

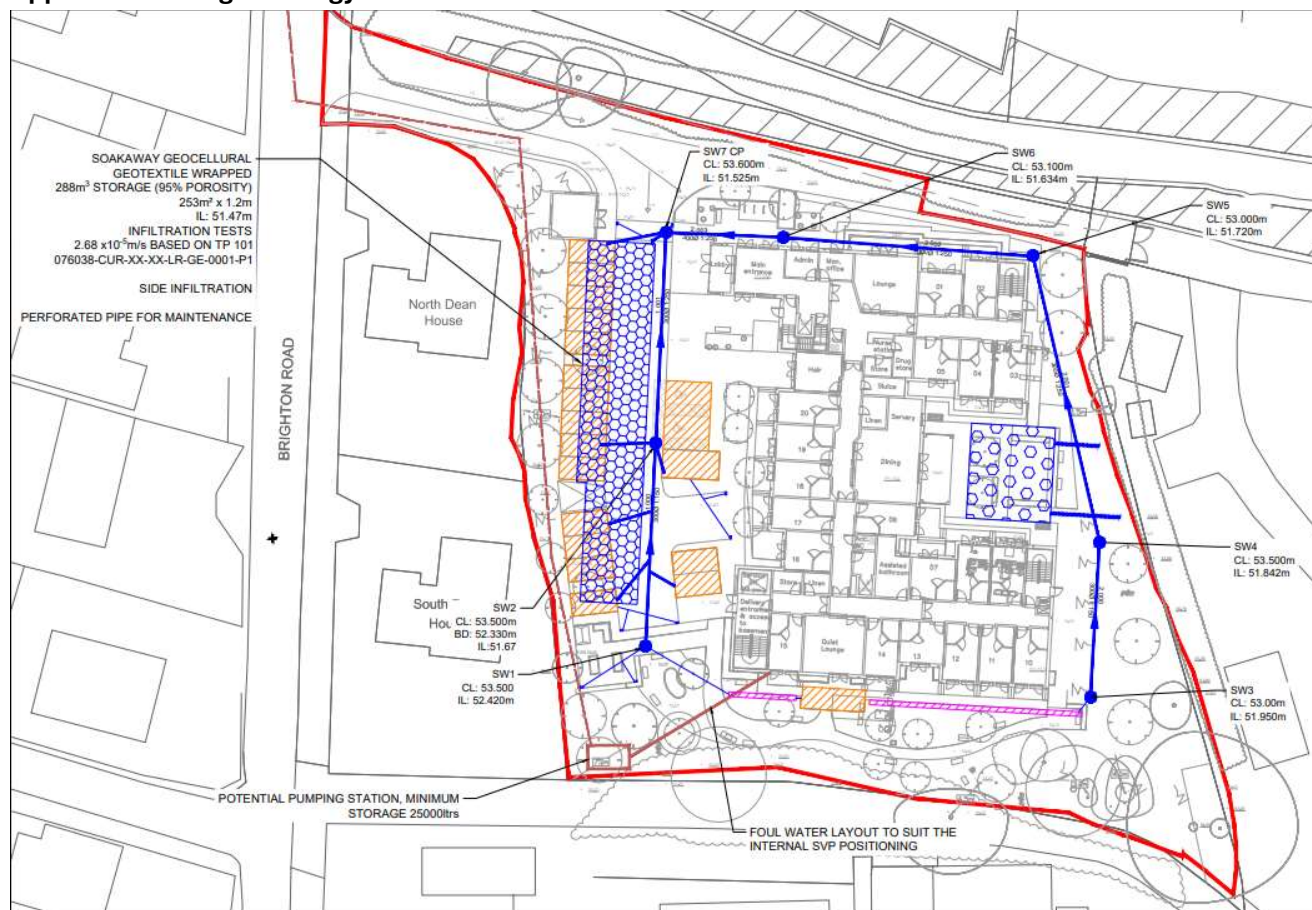
Pre-Development Conditions

C5. Foul and Surface Water Drainage

The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. No building shall be occupied until all the approved drainage works have been carried out in accordance with the approved details. The details shall include a timetable for its implementation and a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. Maintenance and management during the lifetime of the development should be in accordance with the approved details. **Reason:** To ensure that the proposal is satisfactorily drained and to accord with the NPPF requirements, and Policy DP41 of the Mid Sussex District Plan (2014 - 2031).

Existing Drainage

There is a foul water sewer approximately 50m north of the site. There are no surface water network pipes in the vicinity however there is surface water drainage infrastructure in Brighton Road and an ordinary water course running to the south of the site and to the northern boundary of the site.

Approved Drainage Strategy**Proposed Foul Water Drainage**

It is proposed to discharge foul water drainage into the nearest public foul sewer manhole, ref 8400, which is approximately 50m to the north of the site located on Brighton Road. Due to levels a foul pumping station is required to allow for this proposed connection. The proposed pumping station is located in the south-west corner of the site with a foul rising main located along the western boundary of the site, turning west onto the access road, and then turning north under Brighton Road. Consultation response from Southern Water confirms they can facilitate the foul water drainage connection. No objection has been raised by them in relation to the proposed approach to foul drainage.

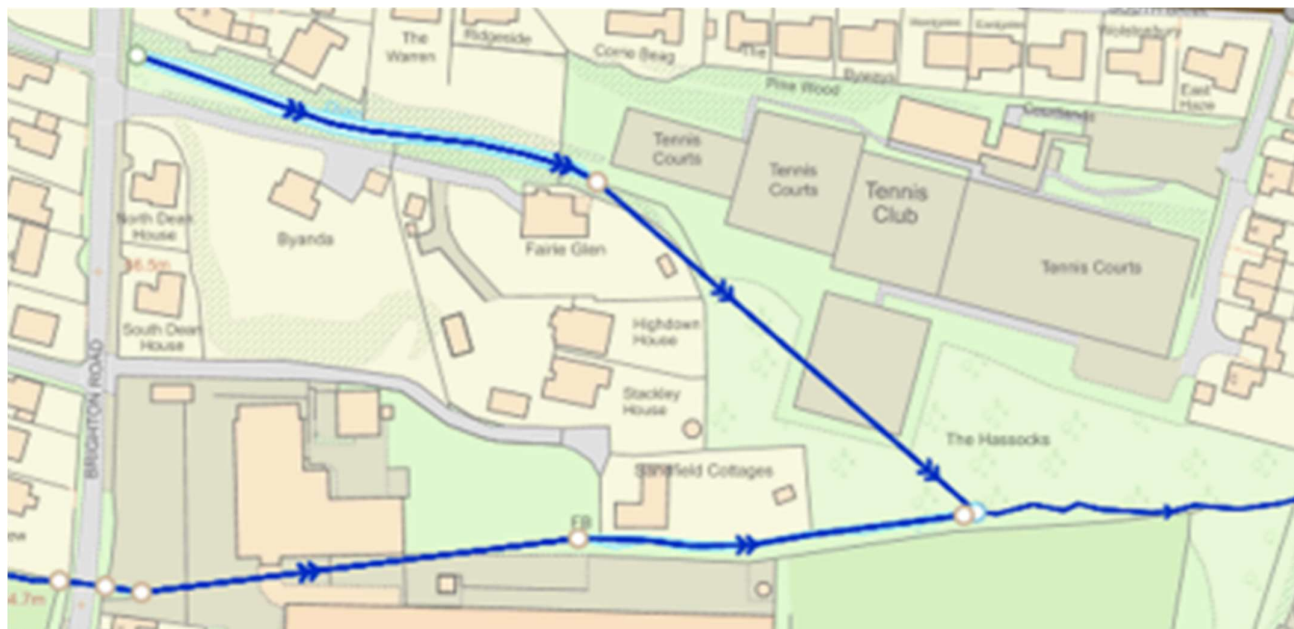
Scope of Work

The scope of foul drainage required include 20 bedrooms with en-suite sanitary facilities, 2 assisted WC compartments, one assisted bathroom and a sluice room all accessed off the central corridors on each of three floors, ground, first and second. These facilities are similar on each floor and will be served by individual foul drain soil and vent pipes (SVP) serving each of the three floors. The SVPs from rooms 1-6 and 17-20 will connect to the foul drains beneath the ground floor slab and then to the drains in the basement. The SVPs from bedrooms 7-15 will continue through to the basement to connect to the drains under the basement slab together with foul water discharge from the basement fittings including those in staff and changing room, laundry, maintenance room, plant room and the kitchen. The system will then discharge to the pumping station and via the raising main to the manhole in Brighton Road. The position of pumping station to be reviewed and finalised. Detailed design to be developed and submitted to Building Control for approval.

Surface Water Drainage

It is proposed to manage surface water drainage for the development via infiltration. This approach is supported by the infiltration rates obtained via two sets of onsite infiltration testing. The latest testing, undertaken in March 2023, followed the BRE 365 method and testing in three locations on site. One of these locations (TP103) is located at the proposed soakaway/infiltration tank location and the infiltration rate from this test has been used in the drainage calculations. A lifespan of more than 60 years is anticipated and an allowance of +45% for climate change on peak rainfall intensity has been used in the design calculations as set out in the Environment Agency's online guidance.

The watercourse to the north of Byanda in Hassocks which flows west towards the railway from arch under Brighton Road and into a ditch in the Weald Tennis Club is currently blocked at the headwall of a culvert constructed by the owners of the adjoining property Faerie Glen. The culvert was constructed in 2015 but has not been maintained and has silted up to the level of the culvert invert.



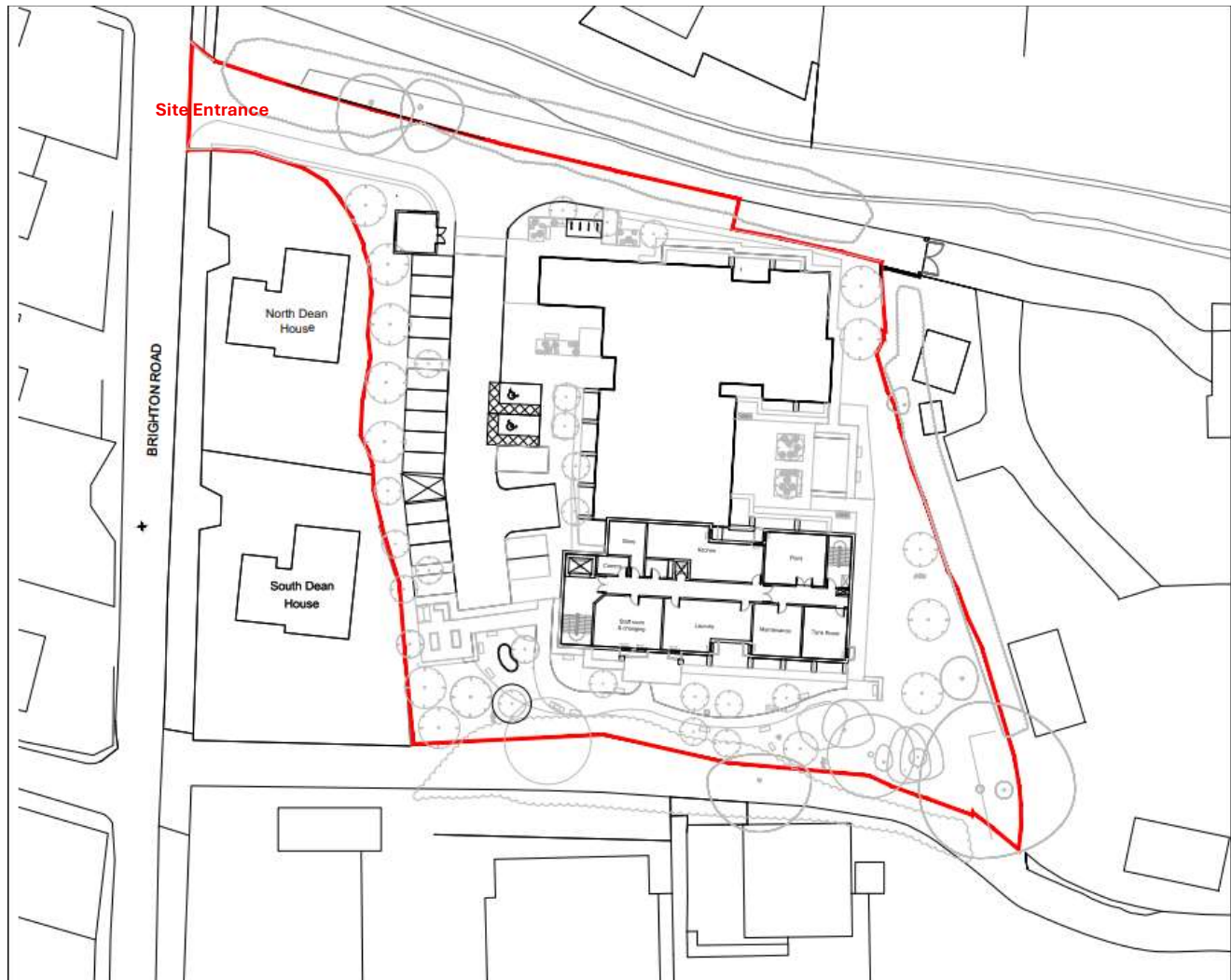
The water level soaks away after prolonged dry periods and through to the ditch in the tennis club in autumn and winter after prolonged wet periods. The ditch overflows into Faerie Glen and is pumped to the stream south of the Tennis Courts by Faerie Glen to avoid flooding Highdown House, Stackley House and Byanda. Provision for flood storage compensation tanks are included on the boundary adjoining Fairie Glen and between the two wings of the proposed building with inlets at the existing lower level, sized to match any reduction in flood plain storage to compensate for this. Further details to be included within the detail design.

C9 Construction Management Plan

Requirements: No development shall take place, including any works of demolition, 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 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 and to accord with Policy DP21 of the Mid Sussex District Plan.

Site Logistics Plan**The anticipated number, frequency and types of vehicles used during construction**

It is anticipated that the majority of deliveries to the site will be undertaken by rigid lorries with a small number of articulated vehicles anticipated to transport large plant and equipment on and off site primarily at the start and end of construction. Construction traffic will typically consist of rigid lorries (4-axle/12m and 2-axle/10m), concrete mixers (3-axle/8m long) and large tipper lorries (4-axle/10.2m). It is expected that an articulated low loader will bring and remove the largest items of plant such as piling rig and tower crane. There will be a number of smaller vehicles such as vans associated with suppliers and sub-contractors. The number of large construction vehicles to the site is anticipated to be no more than 8-10 vehicles per day during peak periods of construction. Delivery movements will consist of vehicles arriving on site, being unloaded via forklift or tower crane and leaving within a short space of time. Delivery drivers will be permitted to use the on-site welfare facilities. Articulated vehicles will be used to transport large plant and equipment on and off site as required during construction.

The method of access and routing of vehicles during construction

Access to the site will be directly off Brighton Road. Any routing or directional signage required with West Sussex County Council's highway works team will be provided prior to commencement.

The parking of vehicles by site operatives and visitors

There will be limited parking on site or in the vicinity. All site operatives and visitors will need to walk or use public transport. Hassocks railway station is within 10 minutes and there are local bus stops in Brighton Road. The existing parking, access and hard standing areas will be used in the first instance and supplemented with the formation of base course for new vehicular access and parking using recycled demolition materials as ground works and foundations are progressed.

The loading and unloading of plant, materials and waste

All deliveries will be unloaded from within the site using a tower crane or telelift. Where deliveries will be avoided between 0800hrs – 0930hrs and 1500hrs – 1800hrs. The Site Manager will be informed of all deliveries and together with banksman and site operatives will assist them in unloading the delivery in a safe and efficient manner. Appropriate directional signage will be provided to expedite deliveries.

The storage of plant and materials used in construction of the development

Provision for the storage of plant and materials used in construction of the development will be provided adjacent to the works. Plant and materials will be delivered to the area of the works where they are required when they arrive on site. Modern Methods of Construction (MMC) techniques, primarily focusing on off-site manufacturing and assembly, designed to improve efficiency, speed, and quality over traditional building methods will be adopted. MMC speeds up construction by up to 50%, reduces waste, and produces high-quality, sustainable buildings.

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)

An effective vehicle wheel cleaning facility will be installed and shall be retained in working order and operated throughout the period of work on the site to ensure that vehicles do not leave the site carrying earth and mud on their wheels in a quantity which causes a nuisance or hazard on the road system in the locality and to accord with policy T4 of the Mid Sussex Local Plan and policy DP24 of the draft Mid Sussex District Plan. It is proposed that earth moving and excavation be kept to a minimum and that all material excavated for foundations, drainage and other excavations to be retained on site and used to raise the level of the lower parts of the site level as required. Existing site levels vary from about 58m at the entrance from Brighton down to about 50m in the lower parts. It is proposed that most of the site is levelled to about the levels in the area of the existing bungalow which is about 53m. Details of existing levels are shown on the survey drawing and details of proposed site levels are shown on the approved site plan. It is proposed that where practicable topsoil be retained on site and reused on completion of ground works. Surplus vegetation to be shredded, composted and reused where practicable. All existing material excavated for foundations and drainage be used to fill the lower levels to the south of the site.

Details of public engagement both prior to and during construction works.

The main contractor will develop and implement a communication plan that includes public engagement before work commences on site. Local resident newsletters will be published and displayed within the site office along with a letter drop circulated to the residents in the vicinity in which will include information of forthcoming construction operations.

A nominated contact name and phone number will be available and notified to local residents and adjacent residents in order that any concerns may be quickly reported and managed. There will be a display with the main contractor head office contact information. The site team will Maintain a formal complaints log. The project will be registered with the Considerate Constructor Scheme. This will provide an external audit of the impact of the project on local residents and will offer ideas for improvement. Emergency contact numbers will be provided and displayed on the site notice board and security fencing.

C14 Reptile Mitigation Strategy

Requirements: No development shall take place until a Reptile Mitigation Strategy addressing the mitigation and translocation of reptiles has been submitted to and approved in writing by the local planning authority. The Reptile Mitigation Strategy shall include the following.

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans.
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g) Persons responsible for implementing the works.
- h) Details of initial aftercare and long-term maintenance of the Receptor area(s).
- i) Details for monitoring and remedial measures.
- j) Details for disposal of any wastes arising from works.

The Reptile Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To allow the LPA to discharge its duties under the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with policies DP38 of the Mid Sussex District Plan and 180 of the NPPF.

a) Purpose and Conservation Objectives for the Proposed Works. The purpose of this strategy is to facilitate the construction of the residential care facility by demonstrating how potential negative impacts on legally protected common reptiles specifically *Anguis fragilis* (Slow Worm) and *Lissotriton vulgaris* (Common Newt) will be avoided, mitigated, or compensated for.

Conservation Objectives:

To ensure the local population of protected reptiles is sustained in the long term with no net loss in population viability. To prevent any breach of the Wildlife & Countryside Act 1981 (as amended) regarding the killing, injuring, or disturbance of protected reptiles. To successfully displace/translocate all individuals from the development footprint to a designated, enhanced, and secure receptor site. To create and maintain high-quality replacement habitat within the receptor area to support a stable or increasing reptile population.

b) Review of Site Potential and Constraints.

Development Area Potential: The application site consists primarily of trees and shrubs, amenity grassland and scrub, providing suitable foraging and basking habitat for a moderate population of slow worms and common lizards. There has been a general decline of both species in recent years and since the site has become land locked. Since the decline of Key constraints include the limited existing habitat connectivity to adjacent woodland/hedgerows and no confirmed presence of a breeding population. Slow worms have been observed in the past but no common lizards.

Receptor Area Potential: A suitable receptor site has been identified within the undeveloped Southern boundary of the site. This area is currently within existing banked hedgerow boundaries and is ecologically suitable for enhancement into optimal reptile habitat, away from human disturbance.

Constraints: Site constraints involve the need to work around the construction programme and ensure the receptor site is fully established before translocation begins.

c) Detailed Design(s) and/or Working Method(s) to Achieve Stated Objectives.

Detailed methodologies for the sensitive site clearance within the development footprint and the enhancement of the designated reptile receptor area will be implemented. These methods will be designed to ensure the safe and effective displacement of any existing reptiles.

Key elements include:

Habitat Management within Development Footprint

Installation and maintenance of appropriate exclusion fencing around the working areas to prevent reptile ingress/egress during works. Carefully planned and executed vegetation clearance strategies, conducted in phases, if required to encourage natural dispersal of any reptiles away from the construction zone.

Receptor Site Establishment and Enhancement

Creation and/or enhancement of habitat features within the designated receptor area to provide suitable refugia, basking opportunities, and foraging grounds. This may involve earthworks to create hibernation mounds, the strategic placement of log piles or artificial refugia materials, and modifications to vegetation structure. Specific planting or seeding regimes will be implemented using appropriate species mixes to enhance the ecological value of the receptor site for reptiles. All working methods will adhere strictly to relevant wildlife legislation and best practice guidelines.

d) Extent and Location/Area of Proposed Works on Appropriate Scale Maps and Plans.

In the event of any existing reptiles within the construction area. Appropriate scale maps and plans detailing the spatial extent and location of the proposed works will be developed. These plans will illustrate, the boundary of the development footprint and the location of the proposed care facility buildings and associated infrastructure. The designated Reptile Receptor Area within the site and location of proposed reptile exclusion fencing. The locations and types of habitat enhancements proposed within the receptor area, such as hibernation mounds and basking features. These plans will be included with the landscape proposals.

e) Type and Source of Materials to be used where appropriate, e.g. native species of local provenance.

Materials used for mitigation and habitat enhancement will be carefully selected to be appropriate for reptile habitat and, where relevant, of local provenance. Typical materials include,

Fencing: Specialised reptile/amphibian exclusion fencing materials, sourced from ecological suppliers.

Habitat Creation: Inert materials such as subsoil, rubble (potentially from site clearance where suitable), topsoil, logs, branches, and artificial refugia materials (e.g., roofing felt, corrugated tin) will be used to construct features like hibernation mounds and basking areas.

Vegetation: Native grass and wildflower seed mixes, preferably of local provenance, will be used for seeding receptor areas to enhance foraging habitat.

Sources for materials will be reputable suppliers, prioritising the reuse of suitable on-site materials where they are ecologically beneficial and safe.

f) Timetable for Implementation demonstrating that works are aligned with the proposed phasing of development.

A detailed timetable outlining the sequencing and timing of the reptile mitigation works will be provided, demonstrating alignment with the overall development phasing. Key stages will typically include:

Pre-construction phase: Installation of exclusion fencing and initial receptor site enhancement works.

Early construction phase (Site Preparation): Phased vegetation clearance and reptile displacement/relocation activities, strictly scheduled during the reptile active season (generally April to September).

Construction phase: Monitoring and maintenance of exclusion fencing.

Post-construction phase: Removal of temporary fencing (where appropriate) and long-term receptor site maintenance activities.

Specific dates or seasons will be provided, ensuring that sensitive works avoid hibernation periods.

g) Persons responsible for implementing the works.

Responsibility for the successful implementation of the Reptile Mitigation Strategy will be assigned to the site manager with the assistance of an ecologist. They will be responsible for the overall supervision, design approval, licensing liaison (if required), and ecological oversight of any sensitive works, coordination of ecological works with the overall construction programme and site logistics. The Landscape Contractor and Site Management Team will be responsible for the implementation of initial aftercare and long-term maintenance of the receptor area.

h) Details of initial aftercare and long-term maintenance of the Receptor area(s).

A plan for the ongoing management of the reptile receptor area will be provided to ensure its suitability for a sustained reptile population. This will cover:

Initial Aftercare (typically first 1-2 years): Activities may include monitoring the establishment of seeded vegetation, controlling invasive species, and potentially supplementary watering during dry periods.

Long-term Maintenance: A maintenance regime will be outlined, focusing on maintaining appropriate habitat structure (e.g., grassland management through infrequent mowing or grazing outside the active season), inspecting and maintaining habitat features (e.g., refugia piles), and ensuring the area remains undisturbed by development activities. The frequency and type of maintenance will be tailored to the ecological requirements of the target reptile species.

i) Details for monitoring and remedial measures.

A monitoring plan will be established to assess the success of the mitigation strategy and the status of the reptile population within the receptor area. This section will include:

Monitoring Methods: Details of the survey techniques to be employed (e.g., artificial refugia surveys, visual encounter surveys) and the frequency and timing of monitoring visits (e.g., conducted in specific years post-construction during the active season).

Success Criteria: Clearly defined criteria for evaluating whether the mitigation objectives have been met (e.g., establishment of a stable or increasing population).

Remedial Measures: Procedures and potential actions to be taken if monitoring indicates that the mitigation is not succeeding or if habitat degradation is observed. This may involve further habitat enhancement, adjusted management practices, or consultation with relevant regulatory bodies.

j) Details for disposal of any wastes arising from works.

A waste management plan specifically addressing waste generated by the mitigation works will be included. This will detail:

Vegetation Arisings: Procedures for the collection, handling, and off-site disposal of vegetation cleared from the development footprint. This will specify immediate removal from potential reptile habitat areas and disposal at a licensed green waste facility.

Inert Waste: Management of any inert waste generated, prioritising reuse on-site for habitat creation where appropriate and safe, or disposal at a licensed inert landfill site in accordance with site-wide waste management protocols. All waste disposal will comply with relevant environmental legislation.

C15 CEMP Biodiversity

Requirements: No development shall commence until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with policies DP38 of the Mid Sussex District Plan and 180 of the NPPF.

a) Risk assessment of potentially damaging construction activities: This identifies activities (e.g., vegetation clearance, groundworks, use of machinery) that could harm ecological features and assesses their potential impacts.

b) Identification of "biodiversity protection zones": Specific areas on site that need safeguarding are clearly marked and identified to prevent accidental damage.

c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction: This includes detailed methods, often provided as method statements, for implementing protection, such as using Heras fencing to protect retained trees or implementing dust and water pollution control measures.

d) The location and timing of sensitive works to avoid harm to biodiversity features: Work schedules are developed to ensure activities with specific timing requirements (e.g., to avoid bird nesting season) are carried out appropriately.

e) The times during construction when specialist ecologists need to be present on site to oversee works: This outlines when an Ecological Clerk of Works (ECoW) or other specialist needs to be present, such as during initial vegetation clearance or other high-risk activities.

f) Responsible persons and lines of communication: This section defines the roles and responsibilities of personnel involved in implementing the CEMP, including a hierarchy for reporting any issues.

g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person: The specific duties of the ECoW are detailed, such as advising the site manager, conducting surveys, and monitoring compliance with the CEMP.

h) Use of protective fences, exclusion barriers and warning signs: This describes the physical implementation of protective measures around sensitive areas to physically prevent access and warn workers.

All the elements listed are standard and necessary components of a comprehensive Construction Environmental Management Plan for biodiversity.

C21. Risks from land contamination

No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority before development commences or within such extended period as may be agreed with the Local Planning Authority: a) A desk study report documenting all the previous and existing land uses of the site and adjacent land in accordance with best practice including BS10175:2011+A1:2013 Investigation of potentially contaminated sites - code of practice. The report shall contain a conceptual model showing the potential pathways for exposure to contaminants that may occur both during and after development; and unless otherwise agreed in writing by the LPA, b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk study created in accordance with BS10175:2011+A1:2013 and BS 8576:2013. The report shall refine the conceptual model of the site and state either that the site is currently suitable for the proposed end-use or that it will be made so by remediation; and, unless otherwise agreed in writing by the LPA, c) A remediation method statement detailing the remedial works and measures to be undertaken to avoid risks from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. For risks related to bulk gases, this will require the production of a design report and an installation report for the gas as detailed in BS 8485:2015 - Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings. The scheme shall consider the sustainability of the proposed remedial approach. It shall include nomination of a competent person to oversee the implementation and completion of the works. **Reason:** To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Previous land uses

Previous land uses include farmland up to about 1875, then for sand extraction as part of a complex of sand pits within the Danny Estate and then for use as private dwelling when it was sold in 1926.

Sand was excavated by the Hudson company who had a lease from the Danny Estate dated 1875 and who at the height of its production was a major supplier of sand to builder's merchants throughout the south of England. A standard gauge spur line from Hassocks railway station was constructed to the north of Byanda at some time between 1875 and 1890 to transport sand from the various sand pits to Hassocks station. The railway spur extended further west through a bridge under Brighton Road to connect other sand pits. The bulk of the sand excavated was removed before about 1914.

The site together with the adjoining land to the east known as Sandy Hook was sold in 1926 and has since been used for private residential purposes. A two-bedroom bungalow was erected on Byanda in about 1955. Sandy Hook became Faerie Glen, Highdown House and Stackley House were erected in 2015-6.

The spur line to the sand pits formed the southern boundary of the Weald Lawn Tennis Club.

Potential contaminants associated with previous uses

No potential contaminants have been identified associated with previous uses or site investigation undertaken to date which include chemical and gas analysis. The site is deemed suitable for the proposed end-use and no requirements for remediation have been identified.

C28 Location of Fire Hydrants

Requirements: Prior to the commencement of the development details showing the proposed location of the required fire hydrants shall be submitted to and approved in writing by the Local Planning Authority in consultation with West Sussex County Council's Fire and Rescue Service. The development shall only be implemented in accordance with the approved details and no dwelling hereby approved shall be occupied until such time as the approved fire hydrants have been installed and are operational. **Reason:** In the interests of amenity and in accordance with policy DP20 Mid Sussex District Plan 2014 - 2031 and in accordance with The Fire & Rescue Service Act 2004.

In the interests of amenity and in accordance with policy DP20 Mid Sussex District Plan 2014 - 2031 and in accordance with The Fire & Rescue Service Act 2004, it is proposed that a new hydrant is located at edge of the

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paved in front of the main entrance. West Sussex Fire & Rescue have advised that the nearest hydrant is within 125m to the south in Brighton Road and that there needs to be a hydrant located within 80m of the development or an alternative water supply provided.

During Construction

C23 Contamination

If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the LPA), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the LPA. The remediation measures shall be carried out as approved and in accordance with the approved programme. If no unexpected contamination is encountered during development works, on completion of works and prior to occupation a letter confirming this should be submitted to the LPA. If unexpected contamination is encountered during development works, on completion of works and prior to occupation, the agreed information, results of investigation and details of any remediation undertaken will be produced to the satisfaction of and approved in writing by the LPA. **Reason:** To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. If during construction, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing by the LPA), shall be carried out until a method statement identifying, assessing the risk and proposing remediation measures, together with a programme, shall be submitted to and approved in writing by the LPA. The remediation measures shall be carried out as approved and in accordance with the approved programme. If no unexpected contamination is encountered during development works, on completion of works and prior to occupation a letter confirming this should be submitted to the LPA. If unexpected contamination is encountered during development works, on completion of works and prior to occupation, the agreed information, results of investigation and details of any remediation undertaken will be produced to the satisfaction of and approved in writing by the LPA.

Prior to development above ground

C4 Samples and details of materials and finishes to be used

No development shall be carried out above ground slab level unless and until there has been submitted to and approved in writing by the Local Planning Authority samples and details of materials and finishes to be used for external walls, windows, doors and roofs of the proposed building. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority. **Reason:** To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve buildings of visual quality and to accord with Policy DP26 of the District Plan 2014 - 2031.

To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve buildings of visual quality and to accord with Policy DP26 of the District Plan 2014 - 2031. No development shall be carried out above ground slab level unless and until there has been submitted to and approved in writing by the Local Planning Authority samples and details of materials and finishes to be used for external walls, windows, doors and roofs of the proposed building. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority.

The following details will be provided prior to development above ground.

- C12 Details of both hard and soft landscaping
- C16 Biodiversity Enhancement Layout
- C24 1:20 scale sections and elevations
- C25 Details and specifications of solar control to the windows

Prior to occupation/being brought into use

The detail documents to be submitted for approval prior to occupation and the facility being brought into use.

C17 Landscape and Ecological Management Plan (LEMP)

C18 A lighting design scheme for biodiversity

C22 Verification that any land contamination remediation has been implemented

C26 Details of the intercom system to be installed at the junction of the Brighton Road