

5. Prior to the commencement of any development above ground/slab level a scheme of soft landscaping for the site drawn to a scale of not less than 1:200 shall have been submitted to and approved in writing by the Local Planning Authority. The soft landscaping details shall include planting plans using native species, written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants noting species, plant sizes and proposed numbers/ densities. The approved scheme of soft landscaping works shall be implemented not later than the first planting season following commencement of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority). Any planting removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season thereafter with planting of similar size and species unless the Local Planning Authority gives written consent for any variation.

Reason: To achieve a development of visual quality in the AONB and to accord with Policies DP16, DP26 and DP37 of the Mid Sussex District Plan and Policy ARD2 of the Neighbourhood Plan.

6. No development shall take place, other than demolition, until details of a hard landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels, finished floor levels, contours showing earthworks and mounding (where appropriate), details of how soil disturbance and changes to landform have been minimised and how the movement of soil and its treatment during construction is in compliance with Defra's Code of practice for the sustainable use of soils on construction sites, surfacing materials, means of enclosure and other boundary treatments including the replacement wall between the site and the gardens to the south, car parking layouts, other vehicle and pedestrian access and circulations areas, hard surfacing materials, minor artefacts and structures (for example refuse and / or other storage units, lighting and similar features, benches), proposed and existing functional services above and below ground (for example drainage, power, communications cables and pipelines, indicating lines, manholes, supports and other technical features), retained historic landscape features and proposals for restoration where relevant. The scheme shall be implemented prior to the occupation of any part of the development (or within such extended period as may first be agreed in writing with the Local Planning Authority).

Reason: To achieve a development of visual quality in the AONB, to protect neighbouring residential amenity and to accord with Policies DP16 and DP26 of the Mid Sussex District Plan and Policy ARD2 of the Neighbourhood Plan.

7. No demolition of the existing farmstead buildings (G and H as shown on the existing site plan) shall be carried out, unless and until a method statement for completing a detailed measurement and recording methodology for the existing farmstead buildings (G) and (H) has been submitted and approved in writing by the local authority. The Measurement and recording will be undertaken during the demolition phase with the resulting historic building surveys submitted at completion of the demolition and approved in writing by the local planning authority.

Reason: In the interests of the special interest of the heritage assets and to accord with Policy DP34 of the Mid Sussex District Plan.