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8. Prior to the commencement of any development above ground/slab level details of the proposed foul and surface water drainage and means of disposal shall have been submitted to and approved in writing by the local planning authority. No building/area shall be occupied or brought into use 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 Policy DP41 of the District Plan and the NPPF.

9. Prior to the commencement of any development above ground/slab level details of advance planting to the western boundary shall be submitted to and approved in writing by the Local Planning Authority. Implementation will need to be carried out prior to any other construction work above ground/slab level and in accordance with an implementation timetable agreed in writing with the Local Planning Authority.

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.

10. Prior to the commencement of any development above ground/slab level, a Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules and periods for all soft landscape areas together with a timetable for the implementation of the landscape management plan, shall have been submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall be carried out in accordance with the approved details and timetable.

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.

11. Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of: hours of construction working, delivery times, measures to control noise affecting nearby residents, wheel cleaning/chassis cleaning facilities, dust control measures, pollution incident control and site contact details in case of complaints. The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

Reason: To protect neighbouring residential amenity and to accord with Policy DP26 of the District Plan.

12. The development hereby permitted shall not commence unless and until a construction environmental management plan (CEMP: Biodiversity) shall be