PLANNING STATEMENT – CONDITION DISCHARGE

RE: LAND AT SUMNERS POND

Application Ref: DC/21/2697

Application Description: Land at Sumners Ponds, Chapel Road, Barns Green, West Sussex. Erection of 32No. residential dwellings including 35% affordable housing, 6No. commercial units and 1No. reception building. Creation of access and circulation routes, parking, hard and soft landscaping together with a sustainable drainage system.

Application Address: - Land at Sumners Ponds, Chapel Road, Barns Green, West Sussex, RH13 0PR.

Condition: 8 – Pre-Commencement Condition: No soils shall be imported or re-used within each phase of the development site until the developer has submitted details of the chemical testing and assessment of the soils which demonstrates the suitability of the soils for the proposed use. The assessment shall be undertaken by a suitably qualified and competent person and full details shall be submitted to and approved in writing by the local planning authority. Prior to the first occupation (or use) of any part of the development hereby permitted within that phase, a written verification report shall be submitted which demonstrates only soils suitable for the proposed use have been placed. The verification report shall be submitted and approved, in writing, by the Local Planning Authority.

Submission

The following documents are attached: -

- Geotechnical Report by LEAP Environmental, Ref: Report Reference: LP3444, dated 29th September 2023.

- Landscape Specification, Ref: SIG1403spec by LVIA Ltd.

Soils will only be re-used' in accordance with the Remediation Method Statement to be agreed under Condition 12. The condition of the existing soils is recorded within the enclosed Geotechnical report as referenced above.

Import of soils will consist of sub-soil and topsoil as required.

Sub-soil if imported is to conform to BS 8601:2013 and laid in accordance with the Remediation Method Statement agreed under Condition 12.

Topsoil if imported to conform to BS 3882 standards and laid in accordance with the Remediation Method Statement agreed under Condition 12 and in accordance with the Landscape Specification as referenced above.