

Planning Conditions Tracker							Aedas Arts Team
Project	The Beehive Centre, Burgess Hill						No Action Required
Project Ref	170289-00						Agreed Pre Commencement Condition
Application Ref	DM/19/3138	Planning Consent					Construction Phase condition
	DM/19/3148	Advertisement Consent					Pre-occupation condition
Issue	05/02/2020	Revision A					Post-occupation condition
Planning Consent							
Condition Number	Relates To	Wording	Action Owner	Date Submitted	Date Approved	App Ref	Remarks
1		The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.	BHTC				No action required
2		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".	BHTC				No action required  <i>For decision notice listing the relevant drawings, see: P:\170289-00 - Burgess Hill Community Space\Admin\03-00 Consents &amp; Consultations\03-04 Town Planning\Planning decision notices\20200117_Planing and advertisement consent decision notices</i>
3		Before the relevant part of the work is begun, a schedule and/or samples of materials and finishes to be used for the external walls, fenestration and roofs of the proposed buildings is to be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.	Aedas				Submit at end of Stage 4.
4		No development shall commence until a 1:20 scale section and elevational vignette of the glazed part of the Cyprus Road frontage has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.	Aedas				Vignette drawing to be submitted at the end of Stage 4.  <i>Andy Watt clarification, 05/02/2020: This condition needs discharging before the demolition of the RBL building takes place.</i>
5		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	ByrneLooby / Aedas / BHTC				Submit drainage drawings at end of Stage 4.  <i>Andy Watt clarification, 05/02/2020: This condition needs discharging before the demolition of the RBL building takes place.</i>

		<p>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.</p>					
6		<p>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 Construction Management Plan shall be implemented and adhered to throughout the entire construction period. Any modifications to the approved Construction Management Plan must be agreed and approved in writing by the Local Planning Authority. The Construction Management Plan shall provide details as appropriate but not necessarily be restricted to the following matters:</p> <ul style="list-style-type: none"> <li>• the anticipated number, frequency and types of vehicles used during construction;</li> <li>• the method of access and routing of vehicles during construction;</li> <li>• the parking of vehicles by site operatives and visitors;</li> <li>• the loading and unloading of plant, materials and waste;</li> <li>• the storage of plant and materials used in construction of the development;</li> <li>• the erection and maintenance of security hoardings;</li> <li>• 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);</li> <li>• details of public engagement both prior to and during construction works.</li> </ul>	Greenwood / Contractor / Aedas				<p><i>Andy Watt clarification, 05/02/2020: If the demolition of the RBL building and the construction of the new building are tendered separately, it would be acceptable for the demolition contractor to produce a Demolition Phase Construction Management Plan and for the construction contractor to produce a Construction Phase Construction Management Plan – to be submitted and approved prior to the relevant phase of work. However the condition cannot be discharged until both have been submitted and agreed (in consultation with the Highway Authority). The Demolition Phase Construction Management Plan must be submitted for written approval prior to the demolition of the RBL building.</i></p>

7		Demolition / construction work shall not commence until a scheme of measures for the control of dust during the demolition and construction phase has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be operated at all times during the demolition / construction phases of the development.	Contractor				<i>Andy Watt clarification, 05/02/2020: If the demolition of the RBL building and the construction of the new building are tendered separately, it would be acceptable for the relevant contractor to prepare for submission and approval a separate Demolition Phase Dust Control Strategy and Construction Phase Dust Control Strategy. These would be submitted as part of the relevant Construction Management Plan (see note on condition 6). However the condition cannot be discharged until both have been submitted and agreed. The Demolition Phase Dust Control Strategy must be submitted for written approval prior to the demolition of the RBL building.</i>
8		No development shall take place until a detailed scheme for protecting nearby residential units from noise generated by entertainment and related activities within the building, has been submitted to, and approved in writing by, the local planning authority. All works that form part of the scheme shall be completed before the use hereby permitted is carried on. Unless otherwise agreed in writing, the submitted scheme shall be in accordance with the Baseline Noise Survey (ref 265363-00/R01) submitted by Arup as part of the application, specifically section 5 Proposed noise emission limits. Details of post installation acoustic testing shall be submitted to and approved in writing by the Local Planning Authority. If the scheme relies on closed windows to meet the required noise emission limits then it shall also incorporate suitable ventilation measures.	Aedas / Arup / Greenways				Submit details of acoustic and ventilation strategy at end of Stage 4.  Assumed that post installation acoustic testing is required prior to occupation of the building – Andy Watt to confirm.  <i>Andy Watt clarification, 05/02/2020: This condition needs discharging before the demolition of the RBL building takes place. It is a pre-commencement condition.</i>
9		Works of construction or demolition, including the use of plant and machinery as well as deliveries and collections, necessary for implementation of this consent shall be limited to the following times: Monday - Friday 08:00 - 18:00 Hours Saturday 09:00 - 13:00 Hours Sundays and Bank/Public Holidays no work permitted	Contractor / BHTC				Appointed contractor to be made aware of these restrictions. Working hours to be noted in the Construction Management Plan.
10		Prior to the commencement of construction of any building subject of this permission, including	Aedas / Landscape				Landscape drawings to be submitted at end of Stage 4 – possible input required from a

		<p>construction of foundations, full details of a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning DECISION NOTICE Page 4 Authority. These details shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development. These works shall be carried out as approved. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.</p>	<p>Architect (?) / Contractor / BHTC</p>				<p>Landscape Architect (for suitable choice of plant species etc.) It would be worth appointing this consultant at the start of Stage 4.</p> <p><i>Andy Watt clarification, 05/02/2020: Details can be submitted to sign off this condition up to the point before foundations are laid.</i></p>
11		<p>The development hereby permitted shall not be provide hot food for public consumption until a scheme for the installation of equipment to control the emission of fumes and odour from the premises has been submitted to and approved in writing by the Local Planning Authority, and the scheme as approved has been implemented. The submitted odour control scheme shall be in accordance with the submitted Greenways Ventilation and Extract Statement and with industry best practice e.g. the principles of the DEFRA Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems and shall include a Risk Assessment for Odour e.g. Annex C of the DEFRA guidance as well as a maintenance and monitoring schedule for the odour control system, to ensure adequate control of odours, to align with the manufacturer's instructions.</p>	<p>Greenways / Aedas</p>				<p>While a pre-occupation condition, the proposed strategy / equipment specifications will need to be signed off at the design stage to avoid potential later changes / abortive work. Submit to planners at end of Stage 4.</p>
12		<p>No part of the development shall be first occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the</p>	<p>Aedas / GTA</p>				<p>Transport Statement (by GTA) submitted as part of main planning application, along with Travel Plan drawing 170289_AED_BH_00_DR_A_0003. Details of the venue's transport arrangements are also noted in Chapter 13 of the Design &amp; Access Statement submitted as part of the main</p>

		Department for Transport or as advised by the Highway Authority.					<p>planning application. Andy Watt to clarify whether further information is required.</p> <p><i>Andy Watt clarification, 05/02/2020: Seek advice from the Highways Authority Officer as to the materials required for sign off of this condition.</i></p>
13		No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for their designated use.	Aedas				<p>Drawing 170289_AED_BH_B1_DR_A_0008 (Rev P1) submitted with the main planning application shows secure cycle parking but this is not covered. The possibility of covering this area with a canopy is noted in the Design &amp; Access Statement. Andy Watt to confirm whether a canopy over the cycle racks is essential.</p> <p><i>Andy Watt clarification, 05/02/2020: The canopy over the cycle rack is required as part of this condition.</i></p> <p>Detail drawings to be submitted at the end of Stage 4.</p>
14		The development shall be carried out in accordance with the Sustainability and Energy Efficiency Statement submitted as part of the application. On completion of the development, an independent final report shall be prepared and submitted to the Local Planning Authority to demonstrate that the proposals in the Statement have been implemented.	Greenways / Aedas				<p>Specification / energy performance to be checked against this document at the end of Stage 4. Independent report to be commissioned to be carried out upon building completion. Andy Watt to confirm whether this is required prior to occupation.</p> <p><i>Andy Watt clarification, 05/02/2020: This information is required at the post-completion stage.</i></p>
15		Prior to the site coming into operation, a verification report shall be submitted to and approved in writing, by the local planning authority, demonstrating that suitable barrier piping has been used for the potable water supply which ensures it cannot be permeated by known contaminants within the ground on site. This shall include photos of the pipes being laid and an agreement with the water supply company that the barrier piping used is suitable for the site.	ByrneLooby / Greenways / Contractor				<p>Proposed barrier piping specification to be submitted to planners at end of Stage 4 to confirm that this is acceptable. Site installation photos to be submitted following this phase of the work.</p>

16		Prior to occupation of the development, should further soils contamination be discovered on site during the development, the remediation measures shall be implemented strictly in accordance with the approved remediation options appraisal and method statement, and a written report detailing the remediation shall be submitted to and approved by the Local Planning Authority. Should no further contaminants be discovered, confirmation of this shall be provided by the developer to the Local Planning Authority.	Contractor / ByrneLooby / Aedas / Greenwood				Contaminants / remediation works to be recorded on site for submission of a report at the end of the construction phase.
17		No deliveries or collections of commercial goods or waste shall take place outside the following hours: Mon to Fri 07:00 to 19:00 hours Sat 08:00 to 13:00 hours Sun and Public Holidays 09:00 to 13:00 hours	BHTC				No action required.
18		Unless otherwise agreed in writing, the building shall not be open to the public, and nor shall the building itself be illuminated, outside the following hours: 09:00 hours to 23:00 hours on any day, with the exception of a maximum of six days per calendar year when they may be used by the public until 00:00 hours. These exceptional dates shall be recorded and made available to the Local Planning Authority upon request.	BHTC				No action required.
19		Unless otherwise agreed in writing, the noise rating level of any operational plant or machinery (e.g. extract or intake fans, condenser units etc) shall comply with the Baseline Noise Survey (ref 265363-00/R01) submitted by Arup as part of the application, specifically section 5 Proposed noise emission limits. Details of post installation acoustic testing shall be submitted to and approved in writing by the Local Planning Authority upon request. All measurements shall be defined and derived in accordance with BS 4142:2014+A1:2019. Details of post installation acoustic testing shall be submitted to and approved in writing by the Local Planning Authority upon request.	Greenways / Arup / Contractor / Aedas				Specification of equipment to be checked against Arup criteria at end of Stage 4 – Arup/Greenways to review.  Post installation acoustic testing to be commissioned once the project is complete. Andy Watt to confirm whether this is required prior to occupation (assumed that this would be the case).  <i>Andy Watt clarification, 05/02/2020: This information is required at the post-completion stage.</i>
20		The refuse/recycling storage area shall be implemented in accordance with the approved plans and made available for use prior to the					See note on condition 13 – is a canopy required over the cycle racks (adjoined to the refuse store)? Andy Watt to confirm. The approved

		first occupation of the building at all times thereafter.				<p>drawings are 170289_AED_BH_B1_DR_A_0007 (Rev. P1) and 170289_AED_BH_B1_DR_A_0008 (Rev. P1) – which do not show a canopy over the cycle racks.</p> <p><i>Andy Watt clarification, 05/02/2020: The canopy over the cycle rack is required as part of this condition.</i></p>
21		The recommendations set out in the Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.				<p>One dawn re-entry or dusk emergence survey required prior to commencement of works on site (including RBL demolition) – to be undertaken during the bat activity window from May to September (inclusive) – as per Richard Sainsbury clarification email of 22/10/19.</p> <p>New lighting should be designed to minimise potential disturbance and fragmentation impacts on sensitive receptors such as bat species (see Preliminary Bat Roost Assessment p.13 for details).</p> <p>The development should aim to enhance the site for bats – e.g. installation of bat boxes to provide a roosting habitat for species such as pipistrelle, planting of species which attract night flying insects (see Preliminary Bat Roost Assessment p.13 for details).</p> <p>Biodiversity enhancement measures should be incorporated into the landscaping scheme to deliver net gains for biodiversity (see Preliminary Ecological Appraisal p. 23).</p> <p>Vegetation and building clearance should be undertaken outside the nesting bird season – March to September (peak March to August). If not possible, then any vegetation/buildings to be removed/disturbed should be checked by an experience ecologist immediately prior to works commencing. If birds are found to be nesting, any works which affect them should be delayed until the young have fledges and the nest has been abandoned naturally (e.g. implementation of a buffer zone around the nest until it is no longer in use).</p>

							<p>The development should encourage nesting birds – installation of nest boxes for species such as house sparrow and dense scrub for species such as song thrush.</p> <p><i>Andy Watt clarification, 05/02/2020: Dawn re-entry or dusk emergence survey is to be carried out in accordance with Recommendation 7.3 in the Preliminary Ecological Appraisal and Section 5.3 and Section 6 of the Preliminary Bat Roost Assessment.</i></p>
<b>Informative 1</b>		In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.	BHTC / Team				No action required
<b>Informative 2</b>		You are advised that this planning permission requires compliance with a planning condition(s) <b>before development commences</b> . You are therefore advised to contact the case officer as soon as possible, or you can obtain further information from: <b><a href="https://www.gov.uk/guidance/use-of-planning-conditions#discharging-andmodifying-conditions">https://www.gov.uk/guidance/use-of-planning-conditions#discharging-andmodifying-conditions</a></b> (Fee of £116 will be payable per request). If you carry out works prior to a pre-development condition being discharged then a lawful start will not have been made and you will be liable to enforcement action.	BHTC / Team				Actions relate to the individual conditions listed above.
<b>Informative 3</b>		The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The	BHTC / Aedas / Greenwood				Liaise with Highway Authority at start of Stage 4 to establish the documentation required and the timetable for submission of these documents.

		applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.					
<b>Informative 4</b>		No burning of demolition/construction waste materials shall take place on site.	Contractor				To be noted in the Construction Management Plan.
<b>Informative 5</b>		The proposed development will require formal address allocation. You are advised to contact the Council's Street Naming and Numbering Officer before work starts on site. Details of fees and developers advice can be found at <a href="http://www.midsussex.gov.uk/streetnaming">www.midsussex.gov.uk/streetnaming</a> or by phone on 01444 477175.	BHTC				Submit documentation at the end of Stage 4.
<b>Advertisement Consent</b>							
<b>1</b>		Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.	BHTC				No action required
<b>2</b>		Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.	BHTC				No action required
<b>3</b>		Where an advertisement is required under these regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.	BHTC				No action required
<b>4</b>		No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.	BHTC / Aedas				Assumed that the granting of the advertisement consent application by MSDC Planning Department amounts to granting of permission by MSDC (who own the land on which some of the advertisements are placed) – Andy Watt to confirm. Certificate B was submitted with the planning/advertisement consent application and Notice 1 was served upon MSDC informing them of the development.  <i>Andy Watt clarification, 05/02/2020: Separate consent is required from MSDC for the display of an advertisement on their land. The serving of notice and the granting of advertisement consent from MSDC are not sufficient in themselves to count as permission.</i>
<b>5</b>		No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation	Aedas				No action required

		of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).					
6		The advertisement consent hereby granted expires at the end of the period of five years from the date of this notice.	N.A.				No action required
78		<p>No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.</p> <p>No advertisement shall be sited or displayed so as to:</p> <p>(a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);</p> <p>(b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or</p> <p>(c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.</p> <p>Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.</p> <p>Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.</p> <p>Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.</p>	BHTC / Aedas				N.B. This is a repeat of the conditions above
8		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".	Team				<p>No action required.</p> <p><i>For decision notice listing the relevant drawings, see:</i></p> <p><i>P:\170289-00 - Burgess Hill Community Space\Admin\03-00 Consents &amp; Consultations\03-04 Town Planning\Planning</i></p>

							<i>decision notices\20200117_Planning and advertisement consent decision notices</i>
<b>Informative 1</b>		In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.	N.A.				No action required.