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A meeting of **Planning Committee** will be held in Committee Rooms - East Pallant House on **Wednesday 6 November 2019 at 9.30 am**

MEMBERS: Mrs C Purnell (Chairman), Rev J H Bowden (Vice-Chairman),
Mr G Barrett, Mr R Briscoe, Mrs J Fowler, Mrs D Johnson, Mr G McAra,
Mr S Oakley, Mr H Potter, Mr D Rodgers, Mrs S Sharp, Mr A Sutton and
Mr P Wilding

SUPPLEMENT TO AGENDA

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Agenda Update Sheet

Planning Committee
Wednesday 6 November

ITEM: 8

APPLICATION NO: CC/19/01531/REM

Amendment to Decided Plans Table

Additional plan:

CB_70_068_P2_B_NAC_EV_E05

ITEM: 11

APPLICATION NO: SY/19/00321/FUL

Clarification of applicants details

The applicant is *Landlink Estates Limited*

Agents clarification in respect of paragraph 6.18

In addition to the presentation of the proposals given to Selsey Town Council on 16 May and the further meeting on 26 November the applicant's also met with them on 20 March 2019 and 3 July 2019 - the second meeting was attended by their drainage engineers to answer questions on drainage.

6 no. additional Third Party Objections

B2145 cannot cope with more traffic
Should not build on a flood plain with expected sea level rises
Not convinced surface water management plan is sufficiently robust
Selsey doesn't need any more houses there is a lack of demand
Existing infrastructure cannot cope

Further clarification of the Surface Water Drainage section of the Committee Report following discussions between CDC officers and the applicant

8.12 The unlined surface water attenuation basin in the south-east corner of the site was created as part of the ASDA and Costa development to manage the flows from that development. The **existing flows are** directed south along the existing field ditch on the west boundary and then eastwards along the existing south field boundary of the current application site, **via a headwall** to the Southern Water **sewer adjacent to the south east corner** of the site. **The drainage design was based on a** vortex flow control device was then to be located **downstream of the headwall, which would** back up water into the attenuation basin during storm events to ensure controlled release into the Southern Water sewer and on into the wider network. So other than for storm events where water is allowed to back up into the existing attenuation basin via the vortex control, the basin is 'offline' from the existing watercourses. The current continuous body of water witnessed in the basin throughout the winter is therefore due to existing relatively high groundwater levels within the site. The initial concern with the current application was that because of the high groundwater level in the basin, the discharge of additional surface water flows from the proposed housing development into that basin as proposed could result in the basin having insufficient capacity to manage a 1 in 100 year storm event plus 40% for climate change.

8.13 Following a series of iterations the final surface water drainage strategy comprises the following components (**this is referred to as the base option**). The design of the attenuation basin has been enlarged in terms of its surface area and deepened and it is now proposed to be lined with an impermeable membrane anchored down to prevent groundwater ingress. **This increases the capacity from 2,300m³ (as built) to around 4,100m³ (a 45% increase)**. The liner will then be covered in a minimum of 300mm of compacted topsoil to further resist groundwater uplift. The submitted Flood Risk Assessment identifies that the future tidal flood levels in this part of Selsey are likely to be at around 4.8 m AOD in 2115. Although the Environment Agency has confirmed that it is no longer consulted on applications in FZ 1, it nevertheless advises that it would be wise to set finished floor levels of dwellings at 5.1 m AOD (as it had advised in 2014) as this would effectively secure a 300 mm freeboard in the event of a 1 in 200 year storm event. Officers consider that the localised raising of land levels is a prudent measure and indeed the same exercise was carried out for the Barratts development at East Beach Walk. The off-site impact of raising levels more especially in the lower S-SE part of the site has been assessed and is considered to be acceptable in terms of its impact on visual amenity. The submitted **indicative land raising and** section drawings indicate that the visual impact will not result in a dramatic levels change but that the surrounding landform will be graded out to ensure a soft transition. The finished floor levels of dwellings on the site will therefore be raised to 5.1 m AOD. This aspect of the proposal finds support in CLP policy 40 in that it is a measure specifically designed to adapt to climate change.

8.14 The final drainage strategy will be based on **the outline drainage strategy shown on drawing 7003 P1, this is the base option. As part of achieving this solution the consulting engineers have considered two alternative options to fully test all scenarios-** Option A or Option B, both of which **maintain the base assumption** that the attenuation basin is lined. **In both options** the basin **would** be brought 'online' so that **surface water from the site** has to flow through the basin prior to discharge to the watercourse. **Alternative Option A would only take flows from the potential Care Home to the ditch. Flows from Asda and the residential use would be routed**

through the site using piped and shallow SuDS to the attenuation basin, prior to controlled discharge to the Southern Water Sewer. Option B is a variation on Option A, which includes provision for a proportion of attenuation for flows from Asda and residential uses within cellular storage beneath the central open space and a smaller attenuation basin. As part of the proposed outline drainage strategy the impact of lining the basin in the manner proposed is that it will **change the surface water regime and will** no longer be the permanent 'pond' which currently exists and which the illustrative material submitted with the application suggested it would still be after completion of the development. By removing the groundwater element from the basin it will no longer be 'pre-loaded' with water so its entire capacity will be available for the temporary storage of surface water following rainfall periods. It is anticipated that for most of the time, the attenuation basin will in effect be a largely dry, planted up 'dish' **with a sinuous channel in the base. The applicants have provided a photo of a basin of this character.** During periods of prolonged heavy rainfall it is possible that some areas of the **basin** will become wet or marshy but the meandering channel cut into the base of the basin will allow the water to make its way through the space. In terms of the extreme 1 in 100 year storm, the maximum predicted depths of surface water in the basin will be at either **1.4 m (for the base case and Option A) or 0.75m (Option B)**, depending on the final drainage scheme but this is for an extreme event and not an annual occurrence.

8.15 In the drainage strategy options (**considered as alternatives**) they have a main surface water drainage pipe running NW to SE across the site leading to the basin which will ensure that off-site flood risk is not increased and that adequate treatment of water will be achieved prior to discharge. **Because** Option B has the use of shallow crates located under the central area of open space within the line of that pipe to provide cellular storage to in effect reduce the total flows to the basin, **no additional capacity is required in the basin. The preferred base option includes some swales as a solution in addition to piped drainage.**

Amendment of conditions

In line with the clarified surface water drainage information above, condition 11 in the report is changed so that it shall now read:

11) Development shall not commence on Phase 1 or Phase 2 unless and until full details of the final proposed surface water drainage scheme including any necessary further investigations to demonstrate the technical suitability of the attenuation basin liner and its associated compacting layer above have been submitted to and been approved in writing by the Local Planning Authority. The surface water drainage scheme shall be based on the Campbell Reith 'Flood and Drainage Review Statement' (September 2019) unless any variation is specifically agreed in writing by the Local Planning Authority. No building shall be occupied in either Phase 1 or Phase 2 until the complete surface water drainage system for that relevant phase of the site together with the specific infrastructure serving the property has been implemented in accordance with the agreed details.

Reason: The details are required pre-commencement to ensure that the proposed development is satisfactorily drained with all necessary infrastructure installed during the groundworks phase.

The triggers on the following pre-commencement conditions are now varied to 'Before first occupation....', conditions 10, 13, 14, 15.

29) *Prior to the construction of any building in Phase 1 above damp proof course level details of the proposed means of foul water sewerage disposal shall be submitted to and be approved in writing by the Local Planning Authority in consultation with Southern Water.*

Reason: To ensure that the development is satisfactorily drained

2 Additional conditions

33) *Notwithstanding any information submitted to the contrary the roof verge details of the dwellings hereby permitted shall be of a form and appearance to be first approved in writing by the Local Planning Authority following the submission of details in that behalf. The roof verge details shall then be carried out as approved.*

Reason: To ensure a high standard of design in the interests of the visual amenity of the development.

34) *Before first occupation of any dwelling in Phase 1 of the development details of the preparation of the finished surface of the open space area to include details of the siting of benches and waste bins and the play equipment in the LEAP area shall be submitted to and be approved in writing by the Local Planning Authority. The open space and LEAP shall be constructed in accordance with the approved details.*

Reason: To ensure a satisfactory level of development in the interests of amenity.

ITEM: 13

APPLICATION NO: WR/19/01926/FUL

Amended Condition 1

When the use of the polytunnel is no longer required for growing of produce to be used in connection with the public house restaurant it must be permanently removed, in its entirety, from the site.

Reason: In order to protect the character of the historic building.

ITEM: 17, Schedule of Appeals, Court and Policy Matters

Page 305; first line of third paragraph should be amended to read "23rd July **2019**" (not 2018).