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A meeting of **Planning Committee** will be held in Committee Rooms, East Pallant House on **Wednesday 8 November 2023 at 9.30 am**

MEMBERS: Mr C Todhunter (Chairman), Mr J Cross (Vice-Chairman), Mr R Bates, Mr D Betts, Mr R Briscoe, Mr J Brookes-Harmer, Ms B Burkhart, Mrs H Burton, Mrs D Johnson, Mr S Johnson, Mr H Potter, Ms S Quail and Mrs S Sharp

SUPPLEMENT TO AGENDA

17 **Agenda Update Sheet - 08.11.2023** (Pages 1 - 4)

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Agenda Update Sheet

Planning Committee
Wednesday 8 November 2023

ITEM: 5

APPLICATION NO: 22/02191/OUT

COMMENT:

2 Additional Third Party Objections

1. Brook running alongside Charmans Field runs under B2166. Recent flooding from site run-off has caused flooding in Saltham Lane and WC's to back up. No faith in Southern Water or developer that increased run-off will be minimised or reduced as a result of development. Traffic along B2166 is terrible and will become worse. Local Primary school is full. Residents have difficulty seeing a doctor or getting an ambulance. Will result in a 50% increase in size of community. We have already had our fair share of new houses.
2. Sewage - Manhole in Saltham Lane continuing to surcharge 6 days continuously. Toilet paper and foul smell. Residents in Stoney Meadow, School Lane detailing repeated backing up of drains affecting use of showers, lavatories. N Mundham Primary School also had severe issues last week, 50% of girls lavatories can't be used. Problems reported to SW repeatedly but no infrastructure improvement. Pipework and pumps in Pumping Station cannot cope with flows today for at least a decade. SW's continued attempt to obfuscate this long running issue of infrastructure shortfall in the N Mundham PS catchment is completely unacceptable. CDC should hold them to account.

Lighting – the reflected glow/loom from both Vitacress and Donaldsons has not been addressed.

Education – there are unanswered questions about approach of the LEA.

Highways – proposed crossing at the Walnut Tree not an acceptable, safe solution.

The Planning Committee has additionally been sent a direct representation from a local parishioner which identifies that the Parish does not have a 'not in my back yard' record. New housing already at Stoney Meadow and Canal Mead and permission for 105 dwellings at Lowlands. Charmans Field should be refused for same reason as Streamside proposals. N Mundham is a low-lying parish, a catchment area for water, rainwater is not absorbed. Brookside experiences regular flooding and sewage egress in Saltham Lane and Brookside.

Agents Supporting Information

(In response to North Mundham Parish Council's letter of 12 October)

Lighting – CDC Environmental Protection officer has suggested pre-commencement condition to control lighting levels for future occupants which applicant agrees to. Vitacress in practice uses both roof blinds and window blinds, also mature hedge along most of common boundary assists. Donaldsons glasshouse subject to lighting conditions enforceable by the Council includes use of limited light levels, blinds and limits to hours of lighting.

Drainage - Response from Southern Water and applicant's drainage engineer to PC drainage information confirms there is no evidence of insufficient capacity in foul drainage system. In terms of surface water incidents referred to by PC, these are in control of the LLFA at WSCC and Southern Water through the Water Industry Acts and are not related to development of the application site. Extensive swales and surface water storage on site will result in a betterment on surface water drainage downstream. Surface water storage designed for most extreme events and includes 40% allowance for climate change.

Highways – Highway proposals provide a major improvement over the existing situation for the walking route to school and are underpinned by a safety audit.

Education - The PC's description of the local education authority's vacillating response is easily explained. WSCC had included proposed development that was not permitted as well as proposals that were at pre-application stage. When properly considered there was sufficient capacity.

Amendment to Recommendation - Two additional conditions

In light of the reported problems within the vicinity of the application site relating to foul sewage drainage issues, and taking a precautionary approach on this basis, it is recommended that a condition is imposed that would prevent occupation of any dwelling until Southern Water as the Statutory undertaker has confirmed in writing that there is sufficient capacity in its network - specifically between the application site and the North Mundham wastewater pumping station - to manage the additional foul flows from the development. The Committee is advised that the same approach

was followed by the Planning Inspector in allowing the appeal at the land south of Clappers Lane site in Earnley in August 2022 (E/20/03125/OUT).

28) No dwelling hereby permitted shall be occupied until the off-site foul drainage infrastructure necessary to serve the development is operational and it is confirmed in writing by the sewerage undertaker that sufficient sewage capacity exists within the network to accommodate the development.

Reason: To ensure adequate provision for foul drainage and to prevent pollution of the environment in the interests of amenity and the proper planning of the area.

The potential for excavating unanticipated contaminated material from the line of the old canal across the north part of the site when constructing the SuDS basins is addressed through the addition of a further condition:

29) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. The development shall not be first occupied until;

i) An investigation and risk assessment has been undertaken in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority, and

ii) where remediation is necessary a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Any remediation shall be fully implemented in accordance with the approved scheme before the development is brought into use, and

iii) a verification report for the remediation shall be submitted in writing to the Local Planning Authority before the development is first brought into use.

Reason: In the interests of amenity and to protect the health of future occupiers of the site from any possible effects of contaminated land in accordance with local and national planning policy.

ITEM: 7

APPLICATION NO: 23/01215/FUL

COMMENT:

The Applicant should read:

Chichester District Council

ITEM: 10

APPLICATION NO: BI/22/03026/FUL

COMMENT:

Additional consultation response

Environment Agency

There would be no change in vulnerability classification, therefore no further comments to make on this S73 application.