

**Agenda Item 8 - LW/24/0217 - Land south of Allington Road, Newick (Pages 11-60)**

**Slides added to presentation**

Additional slides have been added to the committee presentation to show the position of the administrative and settlement boundaries in Newick as well as to show the outline scheme previously submitted for the site which was refused by the Secretary of State

**Clarification on surface water drainage connection**

Clarification is provided on the recently updated new applications policy contained within the Southern Water Surface Water Management Policy (DS 001) which states the following at para. 3.1

(1) Applications for surface water connections into a foul only sewer can only be permitted with our consent. We will refuse any request for a connection for surface water into our foul only sewer network on the grounds that making the connection is prejudicial to our sewerage network and detrimental to the environment due to discharges from storm overflows.

In line with the surface water drainage hierarchy, where surface water connection to SuDS is not available, Applicants/Developers should connect at their cost to the nearest identified existing surface water only sewer with capacity to take the new development flows in priority over connection to a combined sewer

(2) In line with the surface water drainage hierarchy, where surface water connection to SuDS is not available, Applicants/Developers should connect at their cost to the nearest identified existing surface water only sewer with capacity to take the new development flows in priority over connection to a combined sewer.

The proposed development involves surface water being discharged into a combined sewer. In this instance, the surface water drainage hierarchy has been followed to the satisfaction of the Lead Local Flood Authority and it has been demonstrated that there are no more sustainable surface water drainage methods available on the site. Southern Water have indicated an acceptance of

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surface water discharge into the combined sewer of a maximum of 2.1 litres per second (see para. 6.5 of the Officer Report. The condition recommended by the Lead Local Flood Authority at para. 10.3 includes a requirement for attenuation measures to ensure surface water discharge rates do not exceed 2.1 litres per second for all rainfall events, including those with 1 in 100 (+45 % for climate change).

### **Agenda item 9 - LW/24/0214 - 18 Anchor Field, Ringmer, East Sussex, BN8 5QN (Pages 61-74)**

#### **Additional objection received during the consultation period.**

One additional objection was received on the 31<sup>st</sup> January from a neighbouring property and is not considered a substantive reason for refusal.

The objection was made on the following grounds; the impact on the character on the street scene, which typically has gaps at the end of the terraces. The parking beat survey times and the survey area was too large and building on a public sewer.

Officer Response: Whilst a gap would be lost, a 1.5m gap between the boundary would be retained and a further 4m gap between the boundary and neighbouring property, where the neighbouring property has a large parking area to the side. The parking survey is considered acceptable, where it has been conducted in line with ESCC guidance, as confirmed by ESCC. A condition and informative has been added to the application to ensure details of the measures to be undertaken to protect the public sewer on the site shall be submitted to and approved in writing by the local planning authority, in consultation with Southern Water.

### **Agenda Item 10 – LW/23/0372 – Land adjacent to Tye Chalet, Tye Close, Saltdean (Pages 75-100)**

#### **Report Correction**

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Para. 4.4 of the Officer report includes reference to a dormer being installed in the roof of the proposed garage. This is not the case, the proposed garage roof would not incorporate any dormer or roof lights.

### **Amendments and additions to informatives**

The informative recommended at para. 11.1 shall include the following additional wording. 'This planning authority makes no comment upon whether the Secretary of State should approve de-registration or agree consent to works on registered land. Nor does it agree that approval of this application should be seen as endorsement that common land should be built upon.'

An additional informative will be included as follows:

The applicant is made aware that all external materials applied to the dwelling hereby approved shall be light in colour and have a matte finish. Materials used for the walls and roof of the detached garage should match those of the main dwelling.

### **Amendment to conditions**

The external materials condition at 10.5 shall be prefaced with 'Notwithstanding the approved plans' so as to provide additional assurance that the conditions listed in the materials schedule on the submitted plans are not included in any approval granted and that external materials will instead need to be approved by condition.