



Agenda Update Sheet

**District Planning Committee
16th March 2023**

Agenda Item 5:

APPLICATION DM/22/1575

Additional representation letter raising concerns over the sewage system being at maximum capacity.

P.32 update quoted section of SA25 to read:

Biodiversity and Green Infrastructure

P.36 Flood Risk and Drainage section should also refer to the following section of SA25:

'Flood Risk and Drainage

- Provide a Flood Risk Assessment which includes details of ground investigations and permeability testing to inform an appropriate method for disposal of surface water and explores the potential use of infiltration SuDS.'*

As set out within the report the proposal has been supported by a combined flood risk assessment and foul and surface water drainage which includes ground and permeability testing and is seeking to provide SuDS. As such is considered to comply with SA25.

P45 Other Matters add:

Policy SA38 Air Quality States in part:

'The Council will require applicants to demonstrate that there is not unacceptable impact on air quality. The development should minimise any air quality impacts, including cumulative impacts from committed developments, both during the construction process and lifetime of the completed development, either through a redesign of the development proposal or, where this is not possible or sufficient, through appropriate mitigation...'

The applicants have submitted an 'Air Quality Assessment' with the planning application. While there are no air quality management areas (AQMAs) in the vicinity of the site, because of the number of dwellings proposed, the Environmental Protection Officer has requested a condition on Air Quality, requiring suitable mitigation measures to preserve the amenity of local residents in terms of air quality. This condition is recommended as condition 16.

P55 Additional condition

26. The application for reserved matters shall be accompanied by a fully detailed sustainability and energy report and recommendations which demonstrates how the development will be efficient in its use of energy and water. The development shall only be implemented in accordance with the approved details set out in that report.

Reason: To accord with policy DP39 of the Mid Sussex District Plan 2014-2031 and section 14 of the NPPF.