

JOINT AREA PLANNING COMMITTEE
UPDATE SHEET – 25 May 2016

Correspondence received and matters arising following preparation of the agenda

WA/2016/0065

**LAND BETWEEN BIRCH ROAD AND POND FARM, FURZE LANE,
FARNCOMBE**

Amendments to the report

Page 22 – 5th paragraph – word ‘food’ should read as ‘flood’.

Page 26 – 4th paragraph, last sentence – the word ‘occur’ should be added so that the sentence reads as follows: ‘Officers are therefore satisfied that no material overlooking would occur from this neighbouring window, subject to it being obscurely glazed’.

Additional representations

2 additional letters of representation (including photographs) received raising objections on the following:

- Proposal would disperse yet more water into an already unfit for purpose watercourse.
- The SuDS would add to the weight of water being dispersed and cause water levels to rise and put homes at more risk.
- Culvert pipe not being able to cope.
- Contamination Benzo(a)pyrene has been found on site.
- The GeoEnvironmental Report submitted by the developer shows that a high reading of the contaminate Benzo(a)pyrene has been found to be present on the proposed site in borehole (TP07).
- Due to natural flow and topology of the land that higher concentrations could be present further down the site in the location designated for children’s play area and the adjoining open spaces which children will inevitably also play in.
- Request that outstanding land gas results are obtained and developer is required to carry out additional and specific borehole tests in and around public open space and that of the children’s play area.

Officer response

The full details of the SuDS scheme remain to be determined via conditions discharge under the outline planning permission (WA/2014/1330). In regard to the representation regarding contamination found on the site, the Council's Environmental Health (Contamination) Officer is aware of the report findings as they have been consulted on the discharge of conditions details relating to the outline permission (secured under Conditions 4 – 7 of WA/2014/1330). These details have not been approved and are still subject of assessment by officers. The Environmental Health Officer has specifically sought additional land gas sampling and assessment from the developer and the discharge of the conditions would not be approved until these works have been completed and submitted for approval. The details of SuDS and contamination measures are not the subject of the current Reserved Matters application for consideration.

The representations do not therefore alter officer recommendation in respect of the current reserved Matters application.

Amendment to conditions/informatives

Amendment to Condition 12 – replace word 'below' with 'above'.

Recommendation

Recommendation remains as set out in the agenda. An oral update is to be provided regarding Environment Agency comments in respect of Condition 12 of the outline permission.
