

February District Councillor Report

Local Updates

Loxwood Claypit

As a reminder WSCC have now publicised additional information provided by the applicant in support of their application (WSCC/030/21) for a clay quarry and construction materials and waste recycling facility.

This additional material can be found on the WSCC planning portal at:

<https://westsussex.planning-register.co.uk/Document/Download?module=PLA&recordNumber=1745&planId=69406&imageId=1549&isPlan=False&fileName=Additional%20Information%20and%20response%20to%20REG%2025.pdf>

Everybody who objected previously should have been contacted by WSCC inviting them to make further comments based on the additional information submitted. However, any interested party can make pertinent comments, regardless of whether they commented or objected previously or not.

This is not a new application, and all original objections and comments still stand.

The deadline for further comments is 10th FEBRUARY 2022.

Lagoon 3

Apologies if you saw this already but I think this information came through after the last meeting

On Tuesday 11th January 2022 I attended a meeting to update on the situation regarding Lagoon 3. This was attended by members of the Parish Council for Plaistow and Ifold and Kirdford. As well as Chichester District Council officers, it was also attended by a member of the Environmental Agency

My thanks to the Clerk of Plaistow and Ifold Parish Council for providing the minutes below which I am sharing:

Emergency Planning update from Alison Stevens, Divisional Manager for Environment

- Multi-agency inspection site meetings are conducted biannually. The last one was undertaken on 9th September 2021 between CDC, the Environment Agency (EA) and West Sussex County Council's Emergency Planning Team. The purpose of these multi-agency meetings is to ensure the safety of the community and environment by understanding the risks.
- At the time of the site inspection there was no activity at the site. However, prior to the inspection, the landowner had taken a sample of the lagoon's content. The site inspection noted a small gas leak on the South-West side of the bund. The leak did not register on the gas alarm, with one bubble per minutes or less being recorded. It

is surmised that this is where the sample was taken and not considered to pose any risk.

- CDC have chased WSCC's Public Rights of Way (PRoW) team regarding re-opening the footpaths around the lagoon, however, have received no response yet. Should the paths re-open, the multi-agency group would review the risk assessment accordingly.
- The next multi-agency site inspection is scheduled for March 2022.

Environment Agency (EA) update from Michael Turner

- The EA recognises that the Lagoon could contain potentially polluting material. Consequently, the EA served a notice to the landowner to remove the lagoon's content, but this has not been complied with to date.
- It remains the EA's view that a spillage of the lagoon's content amounts to a significant risk.
- The EA forms part of the multi-agency group that seeks to manage the risk the lagoon poses to both people and the environment.
- An experienced engineer regularly inspects the dam structure and continues to conclude that the risk of material escaping remains low. Nevertheless, the EA remains concerned.
- EA is working with CDC in relation to the enforcement action, however its remit is to protect the local environment and support / permit the correct disposal method/removal of the lagoon's content.
- The disposal method is at the landowner's discretion. It could be via land spreading, either locally or nationally, for the benefit of agriculture. Other removal/disposal options include to a wastewater treatment works, or an anaerobic digestion plant.
- If the landowner opts for spreading on the land, the activity will need to be done under an environmental permit issued by the EA.
- Land spreading is usually undertaken by a company who holds a Mobile Plant Permit allowing it to spread anywhere in the country. The company would notify the EA and make an application for deployment of the waste. The EA will assess the waste material and either permit the deployment, if the material is suitable for spreading, or refuse the application. The operator would have to show/prove that the material is suitable for the specific location identified for the spreading i.e., the sensitivity of the land, the spreading season, that the land requires the nutrients specific within the material for the benefit of agricultural and would not pollute drinking water. Deployment permission would go on a public register.
- The EA can require a public consultation process before permitting deployment. The consultation would seek to ascertain the views of the local area to satisfy the EA that it had not overlooked anything important that should be taken into consideration. This consultation process may be required in relation to the content of Lagoon 3 in due course.
- If there is no one with a suitable generic Mobile Plant Permit to manage the material, a separate application can be made to the EA for a bespoke permit. It may be that the content of Lagoon 3 does not qualify for spreading under a generic permit and requires a bespoke permit. It is up to the applicant to decide which permit is needed; the EA then agrees or disagrees with the applicants' view.

Planning Issues update from Tony Whitty - Divisional Manager for Development Management

- CDC have two approaches running simultaneously. Firstly, they are putting pressure on the landowner via communication seeking regular updates; and secondly, pursuing legal action via the Courts for noncompliance with the enforcement notice to remove the structure of the lagoon.
- CDC are awaiting further documentary evidence from the EA, which will then enable them to proceed with the prosecution.
- The Court evidence bundle has been prepared for prosecution and subject to obtaining further evidence from the EA, the matter is with CDC's barristers.

Next meeting will be 14th April 2022

Townfield Application, Kirdford

This application has faced a severe delay because of the applicant trying to find a solution for the Water Neutrality issue, The officer responsible (Andrew Robbins) for this application was due to meet his manager (Jo Bell) last week to discuss a way forward. I asked for an update on Friday 4th February and await a response to this.

Hyde Housing Issues

I am trying to support several families in the Ward (Loxwood and Kirdford) who are living in Hyde properties with severe mould issues (impacting health and wellbeing) and receiving extremely poor communication from Hyde representatives. I have addressed this with the Cabinet member for social housing and the CDC officer responsible for Hyde who are attempting to support. I have also raised this with my group leader, and we are planning to meet with a senior representative at Hyde.

Chichester District Council Updates

Platinum Jubilee

CDC have launched a £10,000 funding pot to help our communities commemorate the Platinum Jubilee. Parish Councils will be able to apply for grants of up to £250 to pay for lasting tributes such as tree planting, street furniture and equipment for celebrations that can be reused. Details have been sent to all parish councils.

There are many ways residents can get involved with the celebrations, including street parties; the Big Jubilee Lunch; Beacon lighting; and the Queen's Green Canopy project, which is encouraging people to plant trees. If residents want to plan a Street Party, it is well worth looking here: www.gov.uk/government/publications/your-guide-to-organising-a-street-party/your-guide-to-organising-a-street-party#what-sort-of-events-does-this-guidance-apply-to

Waste collection

CDC want to make you aware that waste collection, street cleaning and parks teams are continuing to face considerable challenges due to the amount of staff affected by coronavirus and the measures they have put in place to keep our teams as safe as possible. It's worth noting that our council is one of the few across the country that has continued to deliver these services without disruption throughout the pandemic.

East Pallant House opening hours

CDC want to remind you that their opening hours for customers at East Pallant House are changing. From Monday 7 February, the customer services centre will be open from 9am until 4pm, Monday to Friday. However, their phone lines will continue to operate from 9am until 5pm, Monday to Friday.

Planning Policy

Following the member briefing held on the 12 January 2022 a number of actions are being carried forward to progress the next stages of the Local Plan review. Letters have been sent to parishes advising them on the revised development distribution options for the north and south of the plan area, which are currently the subject of testing. Letters have also been sent to service and infrastructure providers regarding the latest development distribution options to seek feedback on the deliverability of these options and detailed infrastructure requirements. The strategic options for development distribution in the north and south of the plan area will also now be appraised through the Sustainability Appraisal (SA) process. Ongoing engagement with parishes, responses received from infrastructure providers and the SA work will help to inform the refinement of a strategy for the next stage of consultation on the Local Plan review. Also, the planning policy team are now progressing site allocation work for the south of the plan area as part of working towards the next stage of consultation in the summer of this year.

District Councillor Surgeries

Saturday 19th February 2022 – Location TBC, Wisborough Green 11am – 1pm

Saturday 5th March 2022 – The Stag Inn, Balls Cross 12pm – 2pm

Saturday 19th March 2022 – The Onslow Arms, Loxwood 12pm- 2pm