



30th November 2023

Jane Thatcher
Senior Planning Officer
Chichester District Council
Sent via email: [redacted]

Dear Ms. Thatcher,

Re: 22/02346/OUT | Outline application for a wellbeing and leisure development comprising up to 121 holiday units; the construction of a spa with accommodation of up to 50 bedrooms; the conversion of the former clubhouse into a restaurant and farm shop; the formation of a new vehicular access from Foxbridge Lane, new internal roads, footpaths, cycle routes and car parking areas; the construction of a concierge building and new hard and soft landscaping, including the formation of new ponds. All matters reserved except for means of access. | Foxbridge Golf Club Foxbridge Lane Plaistow West Sussex RH14 0LB

With reference to the recently submitted technical drainage documents, the Parish Council respectfully highlights that these provide no details of, and make no provision for, the foul water drainage which the Applicant has advised by letter dated 5th April 2023, will require an on-site Klargest treatment plant.

The submitted drainage documents provide no indication regarding the location for the treatment plant; or, importantly, any details of the dispersal for the outfall from the plant of the semi treated foul water that would be generated by the development. This semi treated foul water will contribute to the overall burden of water disposal and associated site and downstream flood risk.

The Parish Council suggests that the very high volume of foul water outfall, that would occur during peak periods, would - should the application be approved - adversely impact on the viability of the drainage strategy, and potentially impact on properties located downstream of the site.

Moreover, and as extensively outlined in its previous submissions, the application fundamentally fails to meet either national and/or local planning policy (made and emerging). Therefore, irrespective of any technical and logical fine tuning, unless baseline planning policy requirements can be met, then the application must be refused.

Yours sincerely

Catherine Nutting

Clerk & RFO of Plaistow and Ifold Parish Council

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