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From: Pete Waller [REDACTED]
Sent: Friday, March 29, 2024 11:40 AM
To: Planning <Planning@arun.gov.uk>

Subject: Objection to Planning Application Reference AL/11/24/OUT

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I am writing to object to Planning Application Reference AL/11/24/OUT.

I live on Westergate Street and have witnessed, over recent years, the impact that the development of a number of new build Estates in the local area (off Hook Lane, Fontwell Avenue, the A29 at Woodgate etc) has had on the local infrastructure, which is clearly not coping now. To add further homes to this already failing infrastructure seems short sighted and fundamentally flawed. This year alone we have seen multiple incidents of flooding on Wandleys Lane, Fontwell Avenue, Eastergate Lane, Nyton Road, Barnham Road, Lidsey Road and Shripney Road. A number of these roads have been closed multiple times in the last 6 months alone due a combination of an overloaded and failing

drainage system and the natural riverways no longer coping. Whilst localised flooding has been a historic problem in Shripney the frequency and severity of the flooding has clearly become more and more extreme in recent years and impacted more and more locations.

I understand that each planning application, for each of the new estates, will have made localised flood risk assessments and built in some flood prevention measures (such as soakaways), however, I do not believe the the collective impact of these multiple new estates, in their totality, has been effectively considered and assessed. It is clearly obvious to anyone in the local area that the severity and frequency of the flooding has got increasingly worse as these new developments have been built - this is not a co-incidence. You only have to walk around these new developments now and will see that many of the soakaways are actually permanent pools of stagnant water as the water system is already overloaded.

The location of my house has never flooded but I am genuinely concerned by the likelihood of this possibility increasing with more and more housing developments putting additional burden on a drainage and sewage system that is already not coping. Were any independent organisation to undertake an assessment of the impact of all the recent developments on the wider local infrastructure, I have absolutely no doubt this fact would be clearly demonstrated (a simple assessment of local road closures alone in would prove this).

I believe it would be negligent of the council to approve any further housing developments until such a assessment and the resulting improvements to the infrastructure (both sewage and drainage) have been made. Were the council to approve this application without such a wider assessment (and resulting improvements) taking place, especially given Southern Waters acceptance that the local catchment is already overburdened now, and were my house to ever flood, I would seek legal advice on what I would see as the neglect of your duties as our council in considering the clear evidence of flooding risk that this development represents.

We currently frequently walk our dog on the land that this proposed development will be built on and these fields are currently a bog (and have been for months, this never used to be the case), with some of the area flooded by sewage (as the warning signs show), this is clearly a health risk now - let alone were further housing to be erected. The removal of this recreational area will impact us as a family, if these fields and environmental corridor were to be removed any dog walks would require us to drive to a suitable location (Slindon Woods etc.). This would clearly have a secondary impact on the environment but would also mean my mother-in-law, who doesn't drive, would no longer be able to walk the dog; impacting her health and wellbeing.

Whilst the flooding risk is my overriding concern the impact of traffic in the area is also a worry. The A29 through Westergate is already frequently at gridlock, with traffic frequently queued all the way from the Woodgate Crossing to the junction with Nyton road. This has an impact on the local air quality and environment as well as the safety of the road with a primary school at one end of the road and secondary school at the other. I have three children, one who walks to Aldingbourne Primary School and the other two to Ormiston Six Villages Academy, this road with the volume of traffic is already a hazard and risk to them (again please assess the number of car crashes on this stretch of road in recent years which is significant) adding further traffic with a the build of this large estate seems ludicrous.

As I hope the above points demonstrate I object to this planning application wholeheartedly and sincerely hope the Council consider the clear evidence that is obvious to anyone living in the local area. As a local resident I am not against development and understand the need for additional housing, I am not a serial complainer that doesn't like anything to change, I am a genuinely concerned individual that sees a genuine and real risk with the drainage and sewage infrastructure now, let alone were even more housing be built.

I hope you refuse this application and undertake the works needed to improve the capacity of the sewage treatment works and local drainage systems before any further housing development applications are even considered.

Yours Sincerely

Peter Waller, Heron House, Westergate Street, PO20 3QZ