

5<sup>th</sup> January 2024

## Planning Application No: P/114/24/RES

We would like to **strongly object** to the reserved matters application for several reasons: -

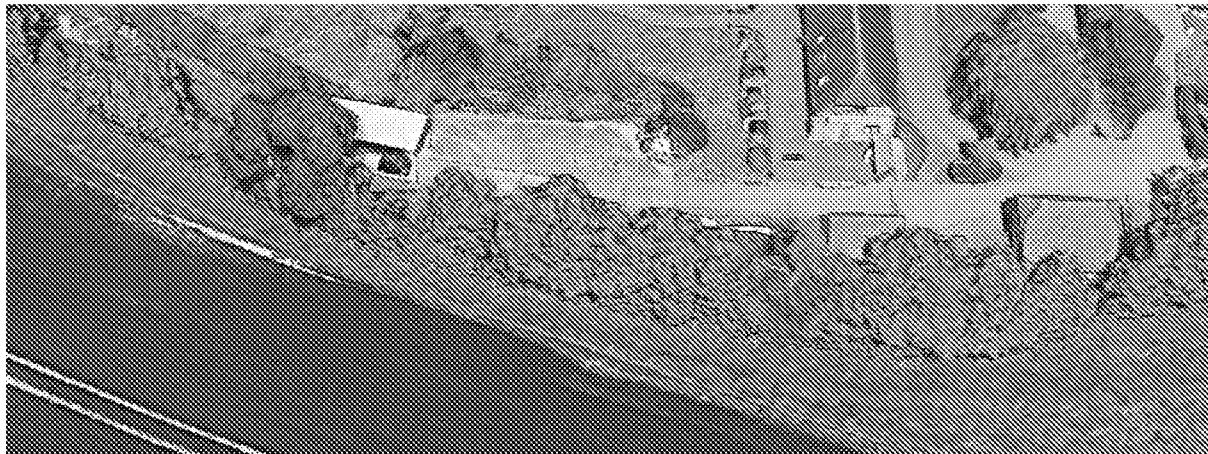
1. Boundary inaccuracy
2. Watercourse maintenance & flooding concerns
3. Building near to or over a Southern Water rising main

### 1. BOUNDARY INCACCURACY

As owners of the neighbouring house, Windmill Barn we share a boundary along the northern part of the application site. Our boundary is marked by a fence on the application site and includes the ditch referenced as D1. We are the riparian owners and have always had to maintain the ditch.

Every plan in this application shows our shared boundary with the site to *include* ditch D1. The boundary offset layout dated 27.11.2024 clearly has dimensions shown to the centre of the ditch.

The shared boundary is a ditch with a mixed hedgerow and various sized trees which can clearly be seen on google earth



There are two ditches around the site boundary, D1 on the northern boundary and D2 on the western boundary. These are both mentioned in the biodiversity net gain report stating one is within the site boundary and one just outside, but it does not state which one. The arboricultural assessment also mentions the trees T1, T2, T3 & T4 within our boundary being 'situated offsite' yet all the plans show the trees being within the application site boundary.

We understand this is not a planning issue and details and supporting documentation have been submitted to Helen Murch of Henry Adams. Until the boundary position can be clarified these plans **should not be approved** as depending on the outcome this could affect the overall layout.

## 2. WATERCOURSE MAINTENANCE & FLOODING CONCERNS

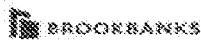
As riparian owners of ditch D1 (a watercourse) it is our responsibility to maintain and keep the ditch free from any obstruction. It is worrying that the surface water for this site is being discharged to the sud pools and then to the westbound ditch D2 yet there are no maintenance plans for this within the reports. Slightly more worrying that there is mention of introducing the deadwood generated from woodland management into the stream to create new wetland features! (Biodiversity net gain report 5.15)

It is also a concern that that the ditches may well be deepened - at their current depth if someone were to fall it (especially a child) it would be very difficult to climb out.

Regarding the Discharge of conditions 11,12,13 & 14 (22.11.2024) drainage information Part 3 on the overland exceedance flow plan October 24 produced by Mayer Brown Drawing SL/BHPAGHAM.10/14 Rev P1 shows a 'possible retention less than 1M' in ditch D1 next to Plot 45 and also at the eastern boundary behind Plot 82/83/84 what exactly is this and how will it affect the water flow in ditch D1?

## 3. BUILDING NEAR TO OR OVER A SOUTHERN WATER RISING MAIN

In the original planning application P/178/21/OUT there is a service supply statement dated 06.01.2022 which mentions a Southern Water rising main to the northeast of the sight, does this mean that Plots 76 – 82 are positioned directly over this?



Land at Pagham Road Service Supply Statement

## 4. Foul Water Sewage and Storm Water Drainage

### Existing Conditions

- 4.1: Southern Water (SW) has been consulted regarding the location and capacity of their existing sewerage network within the vicinity of the Site. Existing details of their Foul Water supply network has been provided and transferred to a composite existing services plan, which is contained in the Appendix.
- 4.2: SW asset plans highlight a Rising Main Sewer is shown to run across the Site. An additional Rising Main is identified in the north-east of the Site.
- 4.3: SW asset plans also highlight a 950mm/925mm CP Surface Water Sewer to the east of the Site along Pagham Road. Additional Surface Water Sewers and 150mm Foul Water Sewers are identified to the south and south-west of the Site (including along Hook Lane) supplying the adjacent residential development.



Given the above, we ask the reserved matters application to be rejected until these issues are overcome.

Kind regards

Andrea Tremble and Roger Smith

Windmill Barn

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**Subject:** P/114/24/RES - OBJECTION

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Good morning

**P/114/24/RES**

Please find attached my objection to the reserved matters application.

Kind regards

Andrea Tremble & Roger Smith