

The Planning Department
Arun District Council
Maltravers Street
Littlehampton

23 JAN 2025

Honeywood House,
The Street
Walberton
BN18 0PY

20.01.25

REF. WA/102/24/PL

OBJECTION TO THE ABOVE DEVELOPMENT AT LONGACRE, THE STREET, WALBERTON.

As the immediate neighbours to "Longacre" we want to express our deep misgivings about this adjoining development,

In general terms we are concerned over the following issues

ECOLOGY

» The site is fairly undeveloped and a haven for many species of animals. We have an active bat population which tend to roost in ash trees- one of which is in the Eastern boundary of Longacre. We regularly see them flying around our garden. A development requires construction , and this will disturb the bats.

We cannot comment on dormice, but we do have active slow worms , which we see wiggling towards the boundary and under the fences and hedges. On two occasions last year we have seen adult stag beetles , one on our garden path , and the other on the pavement outside in The Street. The stag beetle larvae take several years to mature, usually on rotting wood, and the removal of such piles as the site is prepared will in essence destroy protected species.

The Arun guidelines for tree preservation and linking to the Environment Act 2021, tells us that from April 2024 a development (including small developments) has to show a net gain of 10% biodiversity. The small eco area designed on the new development to mitigate the loss of habitats etc does not appear to do this when one looks at the overall square meterage lost under houses, driveways and access road . so permission should be refused on these grounds alone. More habitats are being removed than are being replaced and supplemented. Biodiversity needs to be increased not destroyed.

We note with interest the Tree Protection Plan commissioned by the developer. There are several trees on our side of the boundary, and we cannot believe that RPA's can be executed due to the restricted width of the access road. The tree roots will undoubtedly be immediately under the drive which is to be developed into a road. They will be compressed and killed by heavy construction traffic, The road will need curbs and excavation to put haunching under the curb stones will be quite deep. Any root of diameter 25mm or greater will need to be protected and retained. Again we do not imagine care will be taken The deep and extensive trenches needed for the utilities to be installed will also damage any trees and shrubs nearby.

The ecological aspect should be considered, as several of the trees are visible from the conservation area. This should contribute to the refusal of planning permission.

ii) CONSERVATION AREA

When we applied for planning permission to update Honeywood House in 2016 we were told by the planning department that one of the things we had to consider was the view of the trees from the conservation area to the west (village green/pond area). The trees on the Eastern boundary of Longacre were referred to by ADC. Has this policy changed?

This development impinges onto the conservation area and should not be permitted for that fact alone.

iii) DIRECT DRAINAGE

Whenever we have heavy rain, which is increasingly occurring , we have flooding directly in front of our property and Longacre. The water runs down Longacre's drive and the adjacent Field Close and pools in the road outside. This causes the water and sewage we to bubble up through the manhole covers.

On some occasions the water becomes so deep that the edges of the pavements on both sides of The Street are beneath water and the curbs are hidden. (Photographs can be supplied). The sewage already leaking onto the street is unacceptable, and really no more waste should be added to already overflowing and badly maintained pipes.

The construction of 6 dwellings on what is now a green field is going to cause more runoff since there will be less open ground for the rainwater to soak into. We assume the torrent down the Longacre drive will increase. Many pedestrians use these pavements as there are 2 nurseries, a primary school and various amenities such as village hall and shop.

The inconvenience to pedestrians will be greater, and trying to push buggies through this extra depth will be difficult. It is also very unsanitary. Anyone, but particularly children in boots should not be having to paddle through sewage contaminated surface water.

On the plans that we can see ,there seems to be no SUDS plans and no way the problem of the extra water is seen to be addressed.We would like to see what mitigation the developers are considering.

The current drive of Longacre is a fairly loose gravelled construction and clearly this will allow for some water to seep into the ground. The new road access to 6 dwellings will, we assume ,be of sturdier construction. It may well be a metalled or tarmac or block road which will cause significant peak surface run off. This will exacerbate the flooding in The Street. Please can we ask to see the strategy that the developers are proposing for the drive construction? We fear that we will experience run off from the new development through our garden . It already gets very waterlogged.

In summary the drainage issues are of real concern to the immediate neighbours around Longacre and therefore further development should not be permitted.

iv) INFRASTRUCTURE

The infrastructure of the local area is already stretched beyond capacity. The primary school and nurseries are all full , and have waiting lists. Where are the children of these family homes going to be educated?

The GP's surgeries are struggling to cope with the patients they already have. Further households will add to the already overburdened local demand for NHS facilities.

v) NEIGHBOURHOOD PLAN

The new development behind Longacre is a departure from the neighbourhood plan. Granting permission would make a mockery of the system that we have. Permitting this development appears to have no merit , it detracts from the character of the village and conservation area

On a personal Level , we would like to make further comment.

Honeywood House has a direct boundary with Longacre.

The access to the new development would run alongside our garden fence. We are concerned that our boundary will be affected adversely by the development of a road from what is currently a loose gravel drive.

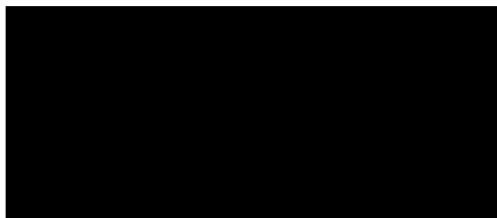
There is a small green strip alongside of our fence. We do not imagine that this will offer much if any protection to our fence. Nor do we believe that it will be maintained. The increased number cars, delivery vehicles and dustcarts , plus the aforementioned construction vehicles will all contribute to the degradation of our fence.

The access is to be widened to a maximum of 4800mm in some places, and we note that there is a restriction point fairly near to The Street entry. Cars will find it difficult to pass in the access road.

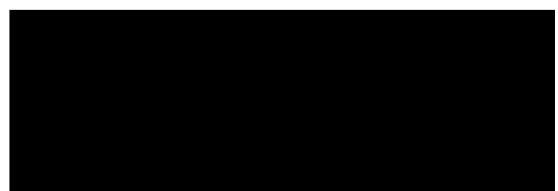
We are particularly concerned about the provision of utilities to the new development. To lay a utilities trench , which will need to be 1.2m deep and of some 1.5 m width will cause extensive damage. The new road access will cause extensive damage to the roots of any plants/ trees and shrubs on our side of the boundary line. The tree expert talked of the RPA. We would like this concept to be applied to all our boundary plants , should the development be permitted.

The parking provision for the proposed development appears to be inadequate. The houses proposed are all family houses. We have to assume there will be a minimum of two cars per household , if not three or four if there are young adults still at home. There is visitor parking for two cars so there will of necessity be an overflow onto The Street. There is already a continuous stream of traffic. Accessibility to homes and for public transport and service vehicles will be restricted by increased parking.

Planning Permission needs to demonstrate in advance that it will have no adverse impact on the surrounding context. Planning permission needs to ensure that all the conditions causing concern are included.



PETER PROGGATT



DEBORAH PROGGATT

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