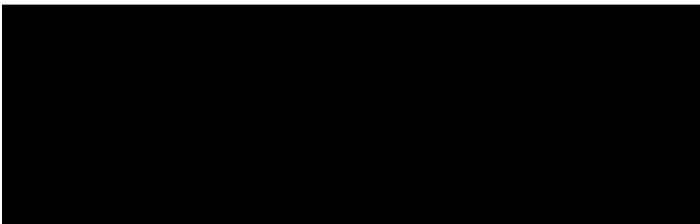


REP



Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF

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From: cathy carter [REDACTED]
Sent: 27 January 2025 10:16
To: Planning <Planning@arun.gov.uk>
Subject: OBJECTION - WA/102/24/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Please find attached my objection to the above planning application.
Please send a confirmation email that this has been received.
Kind regards

Mrs Cathy Carter

Mrs C Carter
The Barn
Mill Lane
Walberton
BN18 0 QE

27th January 2025

Objection - Planning Application – WA/102/24/PL

This development should be refused on the following grounds:

1.) Insufficient evidence for management of surface water drainage around the site.

As per the Walberton Neighbourhood Development Plan
2019 - 2031
Reg 14 Submission Plan

Para 3.4.5

The land adjacent to the proposed site is at high risk of flooding. It is suggested in the development plan that any excess water from the site would run off down Longacre and into the street. (An area already identified as high risk and with a history of flooding) However, the topography of the site suggests that water run off would occur from north to south, and therefore the southern boundary of the site would be directly impacted by surface run off from the development especially in relation to the building of plots 1-3. The plan seems to suggest the water would be running uphill away from neighbouring properties and the Walberton conservation area that it abuts and back down to the street via Longacre.

There have been numerous incidents in the recent past of flooding on The Street including raw sewage when the drainage system is not able to cope. This will only be made worse by adding to the number of properties requiring drainage into the main sewers. In an area already highly at risk from flooding, the development would hugely exacerbate this problem and the developer has not provided sufficient evidence as to how this might be dealt with.

With Southern Water refusing to accept responsibility for this problem (as per their reply on the application) it would appear that Portsmouth Water have not been contacted or made aware of the issues. This should be done as a matter of urgency before any planning permission is granted.

130 houses are already in the process of being built directly behind this proposed site and this will already have greatly increased the potential flooding / drainage problem.

2.) As per the latest ecology report 2/1/25

Recommendation: refusal due to insufficient details on protected species, dormice and bats and further details on the BNG plans and metric are required.

Tree Loss: As per the plans the development will result in the loss or significant damage to both protected and non-protected trees, impacting the visual amenity and ecological value of the site.

Habitat Disruption: The proposed development will adversely impact existing habitats, particularly those of protected species such as bats and dormice

3.) Traffic and Parking Impacts

Increased Traffic: The development will generate additional traffic within the village, increasing congestion and safety concerns.

It will also require an extra junction onto The Street very close to the current Field Close exit. Visibility from any of the nearby junctions onto to The Street is often restricted by hedges or parked cars and could potentially cause accidents.

Parking Pressure: The development will exacerbate existing parking pressures within the village, leading to increased on-street parking and potential obstruction of access routes.

4.) Privacy

Density and Privacy Concerns: The proposed density of housing and the proximity of dwellings to neighbouring properties will raise concerns regarding privacy, overshadowing, and definite overlooking.

As per the plans Plot 1 will have a direct view from upstairs bedrooms into neighbouring upstairs bedrooms at The Barn, as properties developed immediately adjacent to private rear garden.

The development will also negatively impact views from the street and from designated and listed buildings within the locality.

6.) Impact on Night Sky Quality

The introduction of additional lighting associated with the proposed development may adversely impact the village's current "unlit" status and contribute to light pollution.

The communication around this application has been appalling – with neighbours like myself who will be severely affected by it only being informed on the 30th December. The yellow council information notices were only posted on Mill Lane and The Street by Longacres on the 8th January 2025, leaving very little time for us to gather information for objections.

As neighbours most impacted by the proposed development we have tried with a matter of urgency to get further information and recommendations from the landowners and developer with little or no success.

I would like to object in the very strongest terms to this unnecessary build of 6 further when there are already 130 being built in the adjacent field!

The presumable huge financial gain of the 2 residents submitting the application should not be allowed to ride roughshod over the numerous neighbours who will be left living with the consequences if the council allow this to go ahead.