

Comment for planning application WSCC/052/20

Application number

Name

Address

Type of Comment

Comments

Dear Sirs Planning Number WSCC/052/20 Please find below our list of objections to the above planning application, bearing in mind that our property will be directly & adversely affected by this scheme. Nearness to Chantry Mead (CM), Murrell Gardens (MG) and Ewens Gardens (EG) properties. The new carriageway as currently shown will be right at the bottom of our gardens. Why cannot the carriageway be moved further away? There is plenty of available land and would be less intrusive. Noise and vibration from passing traffic so close at hand will severely impact on all of our lives. There will be a significant reduction of the legal right of quiet enjoyment of one's own private property. The proposed sound barrier is ill-thought out. It is far too visible to existing properties in CM, MG, and EG, and with unsightly impact. The WSCC preferred option of the rusted steel barrier some 3 metres in height was heavily criticized at the virtual meeting with WSCC in 2020. Planners are requested to offer other viable alternatives such as hedge and tree planting, wild flowering and earth bunds/berms, all of which can be achieved. The raising of the new carriageway for an unspecified length, by 1 metre, will impact on visibility from and into house windows. There will be extra pollution from cars and lorries passing so close by. No detail as to impact has yet been provided. We foresee major disturbance of the fragile water table which is already under threat. This area is already proven to be subject to winter flooding. A new carriageway and some 400+ houses associated with the scheme can only adversely affect the status quo. The local Rife system will be under threat, probably unable to carry the extra flow. No allowance has been made in the proposal for integration of the CM SUDS system which is a critical factor in maintenance ongoing of our legal requirements through the new Maintenance Manual (MM) for CM. No discussion has been offered by WSCC to local residents and no allowance has therefore been made in the new proposal for water flow through adjacent drainage ditches. Meanwhile Arun District Council demands that such MM is signed off, so binding homeowners to unknown future liability. No mention is made of the existing Easement in respect of the side ditch to which all CM homeowners are legally bound. How will this be affected by new development? We expect WSCC to enter into dialogue during the objection stage to state what they will do to prevent a breach of said Easement by any of the parties thereto. It is not sufficient for Elaine Martin of WSCC to state that it is merely a legal matter outside of the scope of WSCC planning. There is likelihood of flooding since the raised carriageway will form a dam between fields on one side and CM and MG on the other. The CM side already floods in winter. New carriageway lighting will adversely impact on existing properties. There appears to be no concern in the new proposal as to the impact on known wild species to inhabit the area. Badgers, deer (5 at the current count), frogs, toads and bats will all lose their chosen long-term habitat. No provision is to be made for these with the exception of badgers, for whom a drainage sewer will be constructed and which will likely flood. 400+ new houses (in the first phase) will destroy any remaining village communities between Barnham, Eastergate and Westergate. We will be left with an urban sprawl. Removal of existing mature trees and hedges is to be deplored. Any new planting should at the very least match that which is destroyed, and be of a similar height and maturity. New dew pond is to be established, according to the plan, but with no safety barriers shown. New planting of trees and shrubs along the carriageway will not mature during our lifetimes. WSCC have already confirmed this. Yours faithfully Sally & John Searancke

Received

Attachments